

## **MINUTES OF THE STATE FISCAL ACCOUNTABILITY AUTHORITY MEETING**

**March 31, 2026 – 9:30 A.M.**

The State Fiscal Accountability Authority (Authority) met at 9:30 a.m. on Tuesday, March 31, 2026, in Room 252 in the Edgar A. Brown Building with participation available by video. The following members participated in the meeting:

Governor Henry McMaster, Chair;  
Mr. Curtis M. Loftis, Jr., State Treasurer;  
Mr. Brian J. Gaines, Comptroller General;  
Senator Harvey S. Peeler, Jr., Chairman Senate Finance Committee; and  
Representative Bruce W. Bannister, Chairman, Ways and Means Committee.

Also participating in the meeting were State Fiscal Accountability Authority Executive Director Grant Gillespie; Authority General Counsel Keith McCook; Interim State Auditor Sue Moss; Governor's Chief of Staff Mark Plowden; Treasurer's Chief of Staff Mark Barnes; Comptroller General Counsel Bob Maldonado, Joint Bond Review Committee Director of Research Catherine Hart; Ways and Means Chief of Staff Meredith Ross; Authority Secretary Delbert H. Singleton, Jr.; and other State Fiscal Accountability Authority staff.

### ***Adoption of Agenda for State Fiscal Accountability Authority***

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority adopted the agenda as proposed.

### ***Minutes of Previous Meetings***

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the minutes of the February 10, 2026, State Fiscal Accountability Authority meeting; and, acting as the Tobacco Settlement Revenue Management Authority, approved the minutes of the February 10, 2026, Tobacco Settlement Revenue Management Authority meeting.

### ***State Treasurer's Office: Bond Counsel Selection (Regular Session Item #1)***

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority received the State Treasurer's Office report on the assignment of bond counsel as information in accord with Authority policy.

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**CONDUIT/OTHER ISSUES:**

<b>Description of Issue</b>	<b>Agency/Institution (Borrower)</b>	<b>Bond Counsel</b>	<b>Issuer's Counsel</b>	<b>Date STO Approved</b>
\$40,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; Dragon Environmental Rock Hill, Inc; Series 2026	Dragon Environmental Rock Hill, Inc Conduit: SCJEDA	Pope Flynn - Bill Musser	Burr & Forman - Michael Seezen	2/19/2026
\$17,500,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Educational Facilities Revenue Bonds; East Link Academy Project; Series 2026	East Link Academy Project Conduit: SCJEDA	Haynsworth Sinkler Boyd - Brad Love	Pope Flynn - Joe Lucas	1/21/2026
\$71,000,000; South Carolina Jobs-Economic Development Authority ("SC JEDA"); Economic Development Revenue Bonds; SFRI Victor Park Apartments LLC ; Series 2026	FRI Victor Park Apartments LLC Conduit: SCJEDA	Haynsworth Sinkler Boyd - Jeremy Cook Cantu Harden - Adam Harden	Howell Linkous & Nettles - Alan Linkous, Sam Howell	1/21/2026

**GENERAL OBLIGATION / REVENUE ISSUES:**

<b>Description of Issue</b>	<b>Agency/Institution (Borrower)</b>	<b>Bond Counsel</b>	<b>Issuer's Counsel</b>	<b>Date STO Approved</b>
\$58,000,000; State of South Carolina General Obligation State Institution Bonds (Issued on Behalf the University of South Carolina), Series 2026; McKissick Building Renovation	State of South Carolina (on behalf of the University of South Carolina)	Pope Flynn - Gary Pope	South Carolina Attorney General	2/20/2026

Information relating to this matter has been retained in these files and is identified as Exhibit 1.

***State Auditor: Communication with those charged with Governance (Reg. Session Item #2)***

Generally Accepted Governmental Auditing Standards (GAGAS) require communication with Governance concerning the audit of Annual Comprehensive Financial Report (ACFR). The communication that was attached to the item addressed all matters required to be communicated related the audit of the ACFR for the year ended June 30, 2025. The financial statements were issued with a report date of January 28, 2026, and are available on the Office of the State Auditor website at [osa.sc.gov/reports](http://osa.sc.gov/reports).

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority received the communication from the Office of the State Auditor related to the audit of the ACFR for the year ended June 30, 2025, for the State with financial statements as information.

Information relating to this matter has been retained in these files and is identified as Exhibit 2.

***Department of Administration, Facilities Management and Property Services: Permanent Improvement Projects (Regular Session Item #3)***

The Authority was asked to approve the following permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services as noted herein. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

- (a) Project: JBRC Item 1: Coastal Carolina University  
H17.9631: Health and Human Performance Building
- Request: Change Project Name, Revise Scope, and Establish Phase II Full Construction to construct a new building.
- Included in CPIP: Yes – 2025 CPIP Priority 9 of 9 in FY26 (estimated at \$60,100,000)
- Phase I Approval: April 2025 (estimated at \$53,100,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Penny Sales Tax	1,327,500		1,327,500	73,666,740	74,994,240
All Sources	<u>1,327,500</u>		<u>1,327,500</u>	<u>73,666,740</u>	<u>74,994,240</u>

Summary of Work: The project will construct a new building that will provide classrooms, laboratories, and administrative support/office space, as well as medical

clinic for students, faculty, and staff to access healthcare needs. The original scope of work included an attached parking garage, however, during Phase I it was identified that additional building space is needed, and a surface parking lot will be more cost-effective. The new roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The building to be constructed has expanded from approximately 64,000 square feet to 85,000 square feet to accommodate programming needs. The College of Health and Human Performance was established in 2022 and has a couple of the largest majors at the university. The University began enrolling students in its new Bachelor of Science in Nursing program in Fall 2024. The new building will make it possible for the program to have approximately 10,000 square feet of nursing simulation lab space which will increase the number of students who can be accepted into the program, as the lab space will assist in meeting the state requirements for applied practical experience. The University will be able to provide more of the required clinical hours on campus, thereby reducing the regional strain of clinical placements in the area.

**Facility Characteristics:** The new building to be constructed will be approximately 85,000 square feet. It will house public health, nursing, health administration, exercise science, recreation and sport management, and sport management (master's degree). The current Health and Human Performance program enrollment includes approximately 1,900 student majors with more than 97 faculty members spread across 4 different buildings on campus.

**Financial Impact:** The project will be funded from Other, Penny Sales Tax Funds (uncommitted balance \$78.15 million at November 30, 2025). The Penny Sales Tax was approved in November 2008 and started March 1, 2009, and was effective until 2024 (15 years). The legislation guaranteed that the university will receive 13.3% of the sales tax collections. The Penny Sales tax was renewed on November 8, 2022, and will be effective for an additional 15 years (until 2039). The project is expected to result in an increase of \$535,757 (years 1 thru 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,983,886 over 30 years. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$210 per student per semester (instate), and \$475 per student per semester (out of state) and has decreased from \$505 between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$74,994,240 funded from Penny Sales Tax Funds. Contract execution is expected in September 2026 and completion of construction in August 2028.

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- (b) Project: JBRC Item 2: Francis Marion University  
H18.9595: Duck Ponds Land Transfer
- Request: Establish Final Land Acquisition to acquire +/- 8,460 acres in Florence and Darlington counties.
- Included in CPIP: No – The property was not available for purchase until after the 2025 CPIP submission process.
- Phase I Approval: February 2026 (estimated at \$22,663,500) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Capital Maintenance Reserve	108,500		108,500		108,500
Other, SCOR Federal Climate Pollution Reduction Grant				20,500,000	20,500,000
All Sources	<u>108,500</u>		<u>108,500</u>	<u>20,500,000</u>	<u>20,608,500</u>

**Rationale:** If acquired, the property will serve as a field training environment for the university’s Forestry and Environmental Sciences programs. It will enhance the Forestry, Environmental Science, and Freshwater Ecology programs.

**Characteristics:** The “Duck Ponds” property includes four separate parcels. One parcel, totaling 246 acres, is located in Darlington County. Three other parcels, totaling 8,214 acres, are located in Florence County. There are no buildings located on the property. The property is located near the university’s main campus and Freshwater Ecology Center (FEC). It spans 8 miles along the Great Pee Dee River and provides a vast outdoor classroom and laboratory for hands-on learning in forest management, ecological monitoring, and interdisciplinary research. Proximity reduces travel costs and supports frequent fieldwork, while integration with the FEC advances river ecosystem studies. Per the university, by blending education, research, and public recreation, the university aims to create a model of academic innovation and sustainable management for the Pee Dee Region.

**Financial Impact:** The property is offered by Open Space Institute Land Trust for \$20,500,000. The acquisition will be funded from Other, SC Office of Resilience Federal Climate Pollution Reduction Grant Funds (uncommitted balance \$20.5 million at December 18, 2025). An appraisal was completed in July 2025 and valued the property at \$22,560,000. A Phase I Environmental Site Assessment was completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required as there are no buildings located on the property. Letters of support have been received from Florence County, Florence School District 1, Darlington County, and Darlington County School District. The land acquisition is expected to

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result in an increase of \$120,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. A portion of tuition is designated for capital improvements, currently \$100 per student per semester, and a Facility Fee of \$100 per semester, neither of which have not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$20,608,500 funded from Capital Maintenance Reserve and Climate Pollution Reduction Grant Funds.

Other: Francis Marion University has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

(c) Project: JBRC Item 3: South Carolina State University  
H24.9671: M. Maceo Nance Hall Renovation

Request: Establish Phase II Full Construction Budget to renovate the building.

Included in CPIP: Yes – 2025 CPIP Priority 7 of 7 in FY26 (estimated at \$15,000,000)

Phase I Approval: June 2025 (estimated at \$15,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(16)(b), (Renovation of Dr. Maceo O. Nance Hall – Establishment of the New College of Agriculture, Family and Consumer Science)				15,000,000	15,000,000
Federal, USDA Agriculture Innovation Research Account				964,458	964,458
Other, Student Housing Improvement	300,000		300,000	(300,000)	
All Sources	<u>300,000</u>		<u>300,000</u>	<u>15,664,458</u>	<u>15,964,458</u>

Summary of Work: The project will renovate the exterior of the building to include 1) re-pointing, repairing, and sealing of exterior brickwork, stone or concrete; 2) repairing the existing asphalt paving, re-striping for handicapped parking, and re-grassing areas disturbed during construction; 3) construction of additional sidewalks; 4) full window restoration to include restoration of interior window trim; and 5) roof replacement. The interior finishes will be renovated to include 1) main interior corridors and stairwells on all floors;

2) new ceiling grid and tiles will be installed; 3) office finishes will be refreshed; 4) interior doors will be refinished; 5) new paint and flooring; 6) the bottom floor will be built out with new lab space, totaling 11,750 square feet; 7) interior lighting will be replaced with LED lighting fixtures to include emergency lighting. 8) new fire alarm system and sprinkler system will be installed; 9) HVAC will be replaced; 10) electrical will be updated; 11) elevator will be modernized; and 12) new plumbing fixtures will be installed, and bathrooms will be updated to meet ADA standards. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The College of Agriculture, Family and Consumer Sciences was re-established in July 2021 and is the University's fastest growing College thus requiring dedicated space. Additionally, the University will begin an Animal Science and Pre-Veterinarian Program which is designed to serve as a feeder into the recently approved Veterinarian Program at Clemson University. The academic programs currently housed in the building will be relocated to new academic buildings being constructed on campus, thus freeing up space to house the College of Agriculture, Family and Consumer Sciences.

**Facility Characteristics:** The M. Maceo Nance Hall Building is 47,200 square feet and was constructed in 1974 (52 years old). The entire building will be renovated in this project. The building will house the College of Agriculture, Family and Consumer Services. An estimated 350 students, faculty, and staff are anticipated to utilize the renovated building.

**Financial Impact:** This phase of the project will be funded from FY26 Appropriated State (nonrecurring) (uncommitted balance \$15 million at February 20, 2026) and Federal, USDA Agriculture Innovation Research Account Funds (uncommitted balance \$5.81 million at January 29, 2026) The USDA Agriculture Innovation Research Account funds are received to support continuing agricultural research. The project is expected to result in a decrease of \$140,424 (year 1), \$402,379 (year 2), and \$686,328 (year 3), in annual operating expenditures. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,512,516 over 30 years. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$752 per student per semester, and has decreased from \$1,123 between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$15,964,458 funded from Appropriated State (nonrecurring) and USDA Agriculture Innovation Research Account Funds. Contract execution is expected in June 2026 and completion of construction in July 2027.

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(d) Project: JBRC Item 4: University of South Carolina - Columbia  
H27.6159: Thomas Cooper Library Renovation

Request: Change Source of Funds, Revise Scope, and Establish Phase II Full Construction Budget to renovate the library.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 15 in FY26 (estimated at \$50,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional Capital Project	975,000		975,000	(975,000)	
Other, Institutional				65,000,000	65,000,000
All Sources	<u>975,000</u>		<u>975,000</u>	<u>64,025,000</u>	<u>65,000,000</u>

Summary of Work: The project was established to renovate the west half of subterranean levels 1-4 and most of the main level, with enabling mechanical work on the roof, mezzanine and the 5th level. The work includes replacement of the entire mechanical system, installation of a fire sprinkler system, and upgrades to electrical and fire alarm infrastructure. Complete removal and replacement of the ceiling systems are also included. Other work will re-purpose and renovate areas to serve contemporary student needs that prioritize space for individual and group study of digital media over printed media. Stack spaces will be cleared to create larger student spaces on the main level and level 4 by relocating books to be mostly concentrated on the lower levels (1-3) of the library. Accessibility will be improved in renovated restrooms to comply with ADA guidelines. Asbestos abatement will occur as ceiling and floor finishes are replaced. Site utilities serving the building will also be replaced and upgraded as dictated by the mechanical electrical and plumbing infrastructure requirements. Appropriate academic support departments will continue to populate the library and some reconfiguration is expected. The revised scope will now complete the work in stages. This stage will allow for completion of the full design of the project in its entirety and approximately 65% of the scope of the project. The work will primarily include portions of levels 1-4 and the main level; however, work will also occur on the mezzanine level and level 5 in this first stage. Future stages of work on other portions of levels 1-5, main and mezzanine levels will be added as funding becomes available.

Rationale: The Thomas Cooper Library is an iconic building in the core of campus and must be renewed to continue serving its vital mission. The replacement and upgrades of mechanical HVAC equipment and ducts are essential to maintaining proper environmental conditions to support high occupant density and printed library collections. The high level of occupancy also mandates upgrades to life safety systems. The project will be sequenced

over many logical stages between 2027 and 2032 to allow the building to continue to serve students and faculty throughout the renovation multi-year project.

**Facility Characteristics:** The Thomas Cooper Library is 283,595 square feet and was constructed in 1959 (67 years old). This stage of the project will renovate approximately 129,920 square feet. Approximately 37,000 students, faculty, staff, and local community use the library.

**Financial Impact:** This phase of the project will be funded from Institutional Funds (uncommitted balance \$175.67 million at February 11, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The project is expected to result in a decrease of \$50,000 (year 1), and \$100,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$65,000,000 funded from Institutional Funds for this stage of the project. The total estimated cost of the project in its entirety is \$107,000,000 which will be funded from Institutional Capital Project Funds. Contract execution of this stage of the project is expected in June 2026 and completion of construction in December 2028. It is the strategic intent of USC to increase the budget of this project in 2027 as recurring and incremental funding can be added to complete the scope of work on levels 1-4, level 5, and the mezzanine between 2028 and 2032.

(e) **Project:** JBRC Item 5: University of South Carolina – Columbia  
 H27.6161: Barnwell College Renovation

**Request:** Establish Phase II Full Construction Budget to comprehensively renovate the interior of the building.

**Included in CPIP:** Yes – 2025 CPIP Priority 6 of 15 in FY26 (estimated at \$43,630,000)  
**Phase I Approval:** February 2025 (estimated at \$43,630,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional	700,000		700,000	37,800,000	38,500,000
All Sources	<u>700,000</u>		<u>700,000</u>	<u>37,800,000</u>	<u>38,500,000</u>

**Summary of Work:** The project will complete a transformational renovation of the interior of

the building. New floor layouts will require gutting the existing interior leaving only the exterior walls and structural system intact. New layouts will create extensive learning and faculty environments. All building systems that are at the end of their service life will be comprehensively renovated. For life-safety and accessibility infrastructure, a sprinkler system, new ADA compliant restrooms, and a new fire alarm system will be installed. A new elevator will be installed as the budget will permit. Asbestos and lead paint will be abated. Minimal work is expected to occur at the exterior as the facades and the roof were renovated several years ago; however, an Ionic column capital requires restoration, and windows will be restored at the rotunda requiring localized patching and repainting of the stucco. The adaptive renovation will allow the University to make interior configurations, which will add additional classrooms and update meeting rooms, faculty labs, offices and support spaces. Site utility replacement will be included to connect Barnwell College to the Gibbes Green district utility infrastructure.

**Rationale:** Barnwell College is the last remaining Gibbes Green building that has not been renovated since the 1980s. Per the university, the building has an interior layout that does not support a modern academic program. Building systems are at, or nearing, life expectancy, and the building does not comply with current life safety and accessibility codes.

**Facility Characteristics:** Barnwell College is 58,623 square feet and was constructed in 1910 (116 years old). The building houses the Department of Psychology, Women’s and Gender Studies, research space, computer labs, study lounge seating, meeting space, and office spaces. Barnwell College is estimated to have over 1,300 students, faculty, staff and visitors annually.

**Financial Impact:** The project will be funded from Other, Institutional Funds (uncommitted balance \$175.67 million at February 11, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. The renovation will be completed to meet Two Green Globes certification standards with anticipated energy savings of \$602,641 over 30 years. The project is expected to result in a decrease of \$25,000 (year 1) and \$50,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Although not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$40 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$38,500,000 funded from Institutional Funds. Contract execution is expected in December June 2026 and completion of construction in August

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2028.

- (f) **Project:** JBRC Item 6: University of South Carolina - Columbia  
H27.6166: 555 Williams Street Land Acquisition
- Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 14.88 acres in Richland County.
- Included in CPIP:** No – The university was not aware that the Williams at Blossom LLC which is wholly owned by the USC Development Foundation wanted to sell the land to the university during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

- Rationale:** Acquisition of this property would ensure adequate parking is maintained to support the Founders Park baseball stadium and commuter parking on non-game days.
- Characteristics:** The property is contiguous to the baseball stadium and currently used by the university for commuter and game day parking. There are no structures located on the property.
- Financial Impact:** The property is offered by Williams at Blossom LLC which is wholly owned by the USC Development Foundation for not more than appraised value, which is anticipated to be \$7,500,000. The due diligence activities will be funded from Other, Institutional Funds (uncommitted balance \$175.67 million at February 11, 2026). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. If acquired, no construction or renovations will be completed on the property because it is already in suitable shape for use. The acquisition is not expected to result in any change in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$40 per student per semester and has not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$7,520,000 (internal) funded from Institutional Funds.

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(g) Project: JBRC Item 7: University of South Carolina - Upstate  
H34.9561: Track and Field Construction

Request: Establish Phase I Pre-Design Budget to make track and field improvements.

Included in CPIP: Yes – 2025 CPIP Priority 3 of 5 in FY26 (estimated at \$6,250,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Institutional				90,000	90,000
All Sources				<u>90,000</u>	<u>90,000</u>

Summary of Work: The project will provide site improvements to include grading and storm-water management to create a competition 9-lane dedicated track facility with an oval-shaped synthetic surface at the northwest quadrant of the campus. Other field improvements will support Olympic sports including various throwing events, jumping events, and pole vaulting. A timing system, fencing, and minor adjustments to sidewalks and paving will be provided.

Rationale: The project is in accordance with the USC Upstate Master Plan and is a priority for the campus to improve their facilities to support track and field events by maximizing underutilized recreation space. The University is currently utilizing two local high school facilities in the Spartanburg area. The new facility would allow for sports teams to meet on campus and offer collegiate level competition and training facilities for the student athletes.

Facility Characteristics: USC Upstate has varsity men’s and women’s track and field teams. There are nearly 100 student athletes combined between these two teams. In addition, with campus recreation using the space with the student body and patrons attending meets, the University has estimated another 100 individuals will utilize the space.

Financial Impact: The project will be funded from Institutional Funds (uncommitted balance \$36.59 million at February 15, 2025). Institutional Funds are the result of excess revenue over expenditures and may be the result of intended cost savings, salary lag, and reduction in operating cost. These funds come primarily from regular operating funds and may be utilized for capital projects to the extent that permanent improvement expenditures do not impact annual recurring operations. If acquired, no construction or renovations will be completed on the property because it is already in suitable shape for use. The project is expected to result in an increase of \$24,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital

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improvements, currently \$85 per student per semester and has not changed between academic years 2021-2022 and 2025-2026.

Full Project Estimate: \$6,250,000 funded from Institutional Funds.

(h) Project: JBRC Item 8: University of South Carolina - Beaufort  
H36.9521: Sandstone Building Renovation

Request: Revise Scope and Increase Phase II Full Construction Budget to renovate the Sandstone Building.

Included in CPIP: No – The need for the increase was unknown during the 2025 CPIP submission process.

Phase I Approval: May 2023 (estimated at \$1,835,933) (Admin.)

Revise Scope, Change Project Name, and

Phase II Approval: September 2023 (estimated at \$9,035,933) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(20), (Maintenance, Renovation, and Replacement)	27,538	1,808,395	1,835,933		1,835,933
FY22 Appropriated State, Proviso 118.18 (B)(20), (Maintenance, Renovation, and Replacement)				214,067	214,067
FY23 Capital Reserve (12), (Maintenance, Renovation, and Replacement)		7,200,000	7,200,000		7,200,000
FY22 Capital Reserve (14), (Maintenance, Renovation, and Replacement) (transfer from H36-9520)				1,200,000	1,200,000
FY23 Capital Reserve (12), (Maintenance, Renovation, and Replacement) (transfer from H36-9520)				800,000	800,000
All Sources	<u>27,538</u>	<u>9,008,395</u>	<u>9,035,933</u>	<u>2,214,067</u>	<u>11,250,000</u>

Summary of Work: The project was established to replace the roof and complete minor interior renovations. After establishment, the scope was revised to complete a refurbishment of the Sandstone Building which added interior renovations that included restrooms, HVAC systems, flooring, finishes and ceilings, exterior and interior doors and windows, café space renovation, drinking fountain replacement, LED lighting upgrades, mechanical, electrical and

plumbing system replacement, I.T. Infrastructure, and furniture. This scope revision request will reconfigure the south wing of the building from office and conference room space to create an Instructional Chemistry Lab and Instructional Biology Lab. Structural enhancements at the connection between the roof structure and the exterior bearing walls will also be completed. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The renovations and replacements in this project will address prioritized maintenance and academic/instructional lab needs for this academic building on the Beaufort campus.

**Facility Characteristics:** The Sandstone Building is 22,341 square feet and was constructed in 1965 (61 years old). The building systems being replaced are original to construction of the building. It houses academic programs (classrooms, labs, offices), student support services and administrative services. An estimated 500 students, faculty and staff utilize the facility each semester.

**Financial Impact:** The increase will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$214k at December 22, 2025), FY22 Capital Reserve (uncommitted balance \$1.2 million at December 22, 2025), and FY23 Capital Reserve Funds (uncommitted balance \$800k at December 22, 2025). The project is expected to result in a decrease of \$50,000 (year 1) and \$100,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$47 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$11,250,000 funded from Appropriated State (non-recurring) and Capital Reserve Funds. Contract execution is expected in August 2026 and completion of construction in June 2028.

(i) **Project:** JBRC Item 9: Medical University of South Carolina  
H51.9855: College of Medicine Office and Academic Building

**Request:** Change Source of Funds in this project to construct a seven story, approximately 187,000 square foot building at the corner of President and Bee streets.

**Included in CPIP:** No – Change Source of Funds requests are not required to be included in the CPIP.

**Phase I Approval:** April 2022 (estimated at \$172,000,000) (SFAA)

**Phase II Approval:** June 2023 (estimated at \$200,000,000) (SFAA)

**Change Source of**

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Funds: June 2025 (estimated at \$200,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Institution Bonds		85,000,000	85,000,000	(20,000,000)	65,000,000
FY22 Capital Reserve (22), (Maintenance, Renovation, & Replacement)		6,250,000	6,250,000		6,250,000
FY23 Capital Reserve (18), (Maintenance, Renovation, & Replacement)		25,000,000	25,000,000		25,000,000
FY25 Capital Reserve (20), (College of Medicine Academic Building)		22,000,000	22,000,000		22,000,000
FY26 Appropriated State, Proviso 118.22 (B)(26)(a), (College of Medicine Academic Building)				25,000,000	25,000,000
Other, Clinical Revenue	3,440,000	14,013,889	17,453,889	(12,692,566)	4,761,323
Other, Gifts		20,000,000	20,000,000		20,000,000
Other, Deferred Maintenance		9,000,000	9,000,000		9,000,000
Other, Institution Capital Project		15,296,111	15,296,111	7,692,566	22,988,677
All Sources	<u>3,440,000</u>	<u>196,560,000</u>	<u>200,000,000</u>		<u>200,000,000</u>

**Summary of Work:** The project will construct a seven-story building with more than 50% being medical teaching space on the first three stories. Floors 4-6 are faculty offices and support spaces for students. Approximately 50% of the 7th floor will contain mechanical/electrical rooms with offices in the other half. The roof system has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. Additionally, the project will expand the existing Basic Science Building mechanical room (MRE) to 6,000 square feet and install additional chill water capacity to supply the new College of Medicine Building needs. The existing 6,984 square foot Vince Moseley Building will be demolished as part of this project.

**Rationale:** The new building will allow the College of Medicine to consolidate faculty, staff, and students at one location to improve efficiency, student mentoring, and collaboration within the department.

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**Facility Characteristics:** The new facility (which is not a replacement facility), will be approximately 187,000 square feet and will support the College of Medicine student education activities to include classrooms, study space, relaxation and wellness areas, a large auditorium, and programmatic teaching adjacencies. The College of Medicine Dean's Office including its education team, will be in this space, to allow for enhanced access by medical students. Several College of Medicine departments, comprised of faculty, staff, and trainees, will also be located within the proposed building. In responding to MUSC's master facility plan over the coming years, those academic departments may include the following: Anesthesia, Dermatology, Medicine, Neurology, Neurosurgery, Ob/GYN, Orthopedics, Otolaryngology, Pathology, Pediatrics, Radiology, Radiation Oncology, Surgery, and Urology. It is anticipated that approximately 1,075 faculty and staff plus students will utilize the space on a regular basis, with additional faculty and staff utilizing the building on a more ad hoc basis.

**Financial Impact:** This change source of funds request will remove some Institution Bonds and some Other, Clinical Revenue Funds, and replace with FY26 Appropriated State (nonrecurring) (uncommitted balance \$25 million at February 20, 2026) and Other, Institution Capital Project Funds (uncommitted balance \$26.91 million at December 31, 2025). Institution Capital Project revenue is excess debt service funds and remaining balances from closed projects. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$599,068 over 30 years. The project is expected to result in an increase of \$1,400,000 (year 1) and \$2,100,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. MUSC does not charge a separate plant improvement fee to the students.

**Full Project Estimate:** \$200,000,000 funded from Institution Bonds, Capital Reserve, Clinical Revenues, Gifts, Deferred Maintenance, and Institution Capital Project Funds. Completion of construction is expected in November 2027.

(j) **Project:** JBRC Item 10: Medical University of South Carolina  
H51.9872: MUSC Campus Connector Bridges

**Request:** Change Source of Funds in this project to construct an elevated connector bridge.

**Included in CPIP:** No – Change Source of Funds requests are not required to be included in the CPIP.

**Phase I Approval:** November 2022 (estimated at \$34,399,710) (SFAA)

**Phase II Approval:** August 2025 (estimated at \$55,168,738) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment

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FY22 Capital Reserve (23), (Statewide Teaching Partnership) (Redirected. in FY23 Appropriated State, Proviso 23.5)		6,500,000	6,500,000		6,500,000
Other, Institutional Capital Reserve	950,000		950,000		950,000
Other, Clinical Revenue		16,414,369	16,414,369	(9,000,000)	7,414,369
Other, Capital Project Reserve		13,304,369	13,304,369	(9,000,000)	4,304,369
Other, SC Office of Resilience FY25 Appropriated State, Proviso 118.20 (B)(56), (Disaster Relief & Resilience Reserve Fund)		18,000,000	18,000,000		18,000,000
Other, SC Office of Resilience FY26 Appropriated State, Proviso 118.22 (B)(67)(b), (MUSC Charleston Medical District Elevated Walkway)				18,000,000	18,000,000
All Sources	<u>950,000</u>	<u>54,218,738</u>	<u>55,168,738</u>		<u>55,168,738</u>

**Summary of Work:** The project will construct an elevated connector bridge adjacent to Doughty Street from the 2<sup>nd</sup> floor of the Ashley River Tower to the 2<sup>nd</sup> floor of the Bioengineering Building. A connection will be made from this new bridge to the Thurmond Gazes Building. Once completed, all major campus buildings will be connected at the 2<sup>nd</sup> floor level. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty. The project will also relocate the existing underground swisslog tube system to the new connector bridge. This tube system is essential to the hospital lab operations and is compromised by its underground location in a flood prone area.

**Rationale:** The Charleston Medical District is spread out over 80+ acres and is located within the 100-year floodplain. The entire area is prone to flooding during storm events including hurricanes, tropical storms, heavy rain events, and sometimes even during normal high tide events. Once completed, the elevated walkway project will allow patients, care team members, and supplies to move freely from building to building during storm and flood events. This project will connect the entire MUSC Health campus network and provide safe passage to any emergency rooms or adult Level 1 Trauma centers via the helipad located on top of the Sean Jenkins Children’s Hospital.

**Facility Characteristics:** The new connector bridge will total approximately 13,550 square feet and

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will be utilized by approximately 3,000 to 5,000 students, plus patients, faculty, and staff daily, with additional faculty and staff utilizing the bridge on a more ad hoc basis.

**Financial Impact:** This change source of funds request will remove some Other, Clinical Revenue and some Other, Capital Project Reserve, and will add Other, SC Office of Resilience FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$18 million at February 20, 2026). The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$59,210 over 30 years. The project is expected to result in an increase of \$250,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. MUSC does not charge a separate plant improvement fee to the students.

**Full Project Estimate:** \$55,168,738 funded from Capital Reserve, Institution Capital Project, Clinical Revenue, Capital Project Reserve and SC Office of Resilience Appropriated State (nonrecurring) Funds. Completion of construction is expected in June 2028.

**(k) Project:** JBRC Item 11: Central Carolina Technical College  
H59.6377: AMTTC Expansion

**Request:** Establish Phase I Pre-Design Budget to renovate and expand the Advanced Manufacturing Technology & Training Center.

**Included in CPIP:** Yes – 2025 CPIP Priority 6 of 8 in FY27 (estimated at \$16,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(q), (Maintenance, Renovation and Replacement – Sumter County)				100,000	100,000
All Sources				<u>100,000</u>	<u>100,000</u>

**Summary of Work:** The project will complete electrical and plumbing upgrades, ventilation, gas installation requirements, acoustics, installation of exhaust systems for emergency shop air evacuation and gas furnace training, sprinkler system modification, and installation of roll up doors to allow for equipment transport in and out of the space. All roofing material options will be evaluated during the Phase I process for the expansion. The renovations and new construction will be designed to meet Two Green Globes certification standards.

**Rationale:** Renovation and expansion of the building is needed to accommodate the consolidation of the HVAC programs into one facility and to allow for the relocation of the Welding and Automotive programs into the building.

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Additionally, the upgrades will also prepare the facility to house the electrical vehicle (EV) curriculum. The space where the Welding and Automotive programs are located will be utilized to improve the Computer Technology program, office space, and expand a multipurpose room.

**Facility Characteristics:** The Advanced Manufacturing Technology & Training Center is 90,808 square feet and was constructed in 1983 (43 years old). The building was acquired in 2012 and renovated in 2016 (10 years ago) in project H59-6059. Approximately 25,000 square feet of the building will be impacted by the project, and the building will be expanded by approximately 38,000 square feet. The building currently houses the industrial programs that include Machine Tool, Mechatronics, and Engineering Graphics. The renovated space will add the HVAC, Welding, and Automotive programs. The space will be utilized by an estimated 540 students and 60 employees each semester.

**Financial Impact:** This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$8.69 million to be released December 3, 2025). The project is expected to result in an increase of \$5,000 (year 1), \$6,000 (year 2), and \$7,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$9.70 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$16,000,000 (internal). Phase II will be funded from \$8,594,430 in FY24 Capital Reserve and \$7,305,570 in FY25 Appropriated State (nonrecurring) Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy.

(1) **Project:** JBRC Item 12: Florence Darlington Technical College  
H59.6328: Construction & Industrial Trades Training Facility

**Request:** Establish Phase II Full Construction Budget to construct a training facility.

**Included in CPIP:** Yes – 2025 CPIP Priority 2 of 4 in FY27 (estimated at \$41,642,192)

**Phase I Approval:** December 2024 (estimated at \$20,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (21)(c)(i), (Industrial Trades Training Facility)				2,200,000	2,200,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(e), (Industrial Trades Training Facility)	150,000		150,000	9,850,000	10,000,000

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FY25 Appropriated State, Proviso 118.20 (B)(c)(ii), (Industrial Trades Training Facility)	7,800,000		7,800,000
All Sources	<u>150,000</u>	<u>150,000</u>	<u>19,850,000</u> <u>20,000,000</u>

**Summary of Work:** The project will construct a specialized training facility at the main campus that will include classrooms, labs, faculty offices, workstations, a breakroom and student lounge. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The college does not currently offer construction or electrical programs at the main campus due to limited capacity. The construction programs are currently offered at the Continuum in Lake City. Construction of a new facility will allow the college to offer construction programs and relocate the electrical program from a temporary location to the main campus. The college desires to expand and grow the electrical program from part time to full time.

**Facility Characteristics:** The new facility to be constructed will be approximately 33,236 square feet. It will be utilized by Carpentry, Electrical, Plumbing, Roofing, and Building Construction Trade programs. Additionally, it will be utilized for safety training.

**Financial Impact:** This phase of the project will be funded from FY25 Capital Reserve (uncommitted balance \$2.2 million at December 16, 2025), FY24 Appropriated State (nonrecurring) (uncommitted balance \$9.85 million at December 16, 2025), and FY25 Appropriated State (nonrecurring) Funds (uncommitted balance \$7,800,000 at December 16, 2025). The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,067,985 over 30 years. The project is expected to result in an increase of \$100,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$234 per student per semester and has decreased from \$270 between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$20,000,000 funded from Capital Reserve and Appropriated State (nonrecurring) Funds. This Phase II request is less than the 2025 CPIP submission because the amount included in the CPIP contemplated the construction of an approximately 73,090 square foot L shaped building that would house both Building Construction Trade programs and Industrial Engineering, Mechatronics, and Machining academic programs. Due to

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limited funding a separate project will be established at a later date as funding becomes available to construct an addition/expansion to the building being constructed in this project to house the Industrial Engineering, Mechatronics, and Machining academic programs. Contract execution is expected in January 2027 and completion of construction in January 2028.

(m)Project: JBRC Item 13: Greenville Technical College  
H59.6373: Center for Cybersecurity and AI

Request: Establish Phase I Pre-Design Budget to construct a new building to house the Center for Cybersecurity and Artificial Intelligence on the Benson Campus.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 2 in FY27 (estimated at \$45,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Capital Reserve (18)(e), (Maintenance, Renovation, and Replacement				675,000	675,000
All Sources				<u>675,000</u>	<u>675,000</u>

Summary of Work: The project will construct a new building adjacent to the Center for Health and Life Sciences. The new building will be constructed where UT 104 currently exists. UT 104 is being demolished in the summer of 2026 in a separate project (H59-6359). The building will include meeting spaces, offices, classrooms, labs, collaborative support spaces, etc. Technology will include display walls, 360 deg video capture, augmented reality setups for immersive AI and Cybersecurity learning. Open collaborative environments that will support new modes of interaction while also offering alternatives to enclosed spaces are being considered. The exterior will complement the adjacent Center for Health and Life Sciences Building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy. The new building will be designed to meet Two Green Globes certification standards.

Rationale: The state-of-the-art facility will educate and train students through hands-on, real-world experiences to harness the power of AI and safeguard against cyber threats across the industrial business cycle by filling open related job opportunities across the state.

Facility Characteristics: The new building to be constructed will be approximately 100,000 square feet. It will be utilized by the School of Business and Technology, Arts and Sciences, Library/Advising, Engineering Technology, Cybersecurity and Artificial Intelligence. Approximately 500 students, faculty, and staff will utilize the building.

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**Financial Impact:** This phase of the project will be funded from FY24 Capital Reserve Funds (uncommitted balance \$1.1 million at February 10, 2026). The project is expected to result in an increase of \$150,000 (year 1), \$75,000 (year 2), and \$50,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$100 per student per semester, and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$45,000,000 (internal). Phase II will be funded from \$21,325,000 in Appropriated State (nonrecurring) and \$23,000,000 in College Plant Funds.

**(n) Project:** JBRC Item 14: Horry Georgetown Technical College  
 H59.6378: Construction of Technology, Computing, and Engineering Institute

**Request:** Establish Phase I Pre-Design Budget to construct a new building on the Conway Campus.

**Included in CPIP:** Yes – 2025 CPIP Priority 1 of 3 in FY27 (estimated at \$30,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, College Plant				450,000	450,000
All Sources				<u>450,000</u>	<u>450,000</u>

**Summary of Work:** The project will construct a new 3-story academic building that will include classrooms, labs, faculty offices, and student gathering/study space. It will be fitted with additional HVAC capabilities to accommodate the additional heat generated by advanced computing technologies. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet Two Green Globes certification standards.

**Rationale:** Due to enrollment growth, there is a shortage of available space to support the high-tech, computing, cyber-security, civil and electrical engineering programs. The college has considered renovating existing spaces but no longer has the physical structures to renovate or otherwise support student demand. The programs are currently housed in Building 300 and Building 1000 on the Conway Campus. Once the programs are relocated, the vacant spaces will be used for general educational courses and will also support the Construction Project Management and Business programs.

**Facility Characteristics:** The building to be constructed will be approximately 30,000 square feet. The new building will house the Computer Technology, Cyber-Security, Artificial Intelligence, Civil Engineering, Electrical Engineering, and general education programs. The building will support 390+ students and

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10-12 faculty.

**Financial Impact:** This phase of the project will be funded from Other, College Plant Funds (uncommitted balance \$108.41 million at November 21, 2025). College Plant Funds are an excess of revenues over expenses, accumulated over time for the purpose of funding building and infrastructure improvements. The project is expected to result in an increase of \$40,000 (year 1) and \$80,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

**Full Project Estimate:** \$30,000,000 (internal). Phase II will be funded from \$19,550,000 in College Plant and \$10,000,000 in Appropriated State (nonrecurring) Funds requested in the FY26-27 budget request process. If the additional funds are not appropriated the project will be fully funded from College Plant Funds.

(o) **Project:** JBRC Item 15: Midlands Technical College  
 H59.6379: New Welding Building (Airport)

**Request:** Establish Phase I Pre-Design Budget to construct a new facility adjacent to the current Welding Building.

**Included in CPIP:** Yes – 2025 CPIP Priority 2 of 6 in FY27 (estimated at \$10,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(27)(k)(i), (Advanced Trades Center)				417,648	417,648
All Sources				<u>417,648</u>	<u>417,648</u>

**Summary of Work:** The project will construct a new facility adjacent to the current Welding Building and will include flex space that other programs could use or additional instruction space for the Welding Program. The new facility will house 70 student welding booths, four classrooms, four offices, a shop area and tool storage. All roofing material options will be evaluated during the Phase I process. The building will be designed to meet either LEED Silver or Two Green Globes certification standards.

**Rationale:** The Welding Program has outgrown the existing building. Per the college, for the fall semester, the program received 95 new applications but was only able to accept 30 students, resulting in 65 applicants being denied admission due to space limitations. Currently, the Welding Program operated 12 sections with 15 students per section. Constructing a new building will allow the program to expand and better meet student demand by doubling the capacity and supporting both credit and continuing education welding

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programs.

**Facility Characteristics:** The new building will be approximately 24,000 square feet. Approximately 4,000 square feet of the new building will be used as flex space. The new building will be utilized by the Welding Program, as well as other programs who may utilize the flex space in the building. It is anticipated that approximately 335 welding students and 5 faculty will utilize the building.

**Financial Impact:** This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$13.9 million at February 20, 2026). The project is expected to result in an increase of \$180,000 (year 1), \$540,000 (year 2), and \$594,000 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$75 per student per semester and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$16,705,910 (internal). Phase II will be funded from \$13,488,417 in Appropriated State (nonrecurring) and \$2,799,845 in Local Funds. The Phase I amount requested is 2.5% of the estimated cost to the complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method.

(p) **Project:** JBRC Item 16: Midlands Technical College  
H59.6382: AMSC Addition (Airport)

**Request:** Establish Phase I Pre-Design Budget to expand the existing Advanced Manufacturing and Skilled Crafts Center (AMSC) Building.

**Included in CPIP:** Yes – 2025 CPIP Priority 1 of 6 in FY27 (estimated at \$12,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(27)(k)(ii), (Maintenance, Renovation, and Replacement)				478,023	478,023
All Sources				<u>478,023</u>	<u>478,023</u>

**Summary of Work:** The project will construct a three-story expansion to the existing AMSC Building. The addition will include lab/shop, six classrooms and offices for faculty and staff. All roofing material options will be evaluated during the Phase I process. The addition will be designed to meet either LEED Silver or Two Green Globes certification standards.

**Rationale:** Current space limitations restrict annual enrollment to approximately 96

students in Building Construction, 72 in HVAC/R, and 56 in Applied Electrical, resulting in qualified students being unable to register each year. The AMSC addition will allow HVAC/R to relocate into the new area while enabling the Building Construction and Applied Electrical programs to expand within the existing AMSC Building, increasing overall capacity and reducing the number of students turned away due to facility limitations.

**Facility Characteristics:** The existing AMSC Building is approximately 35,000 square feet and was constructed in 2003 (23 Years old). The building was originally a warehouse and renovated in 2016. The addition to be constructed will be approximately 36,570 square feet. The addition will be utilized to house the HVAC/R program. It is estimated that approximately 650 students annually will utilize the expanded AMSC facilities across the Building Construction, Applied Electrical, and HVAC/R programs once fully operational. The facility will support approximately 11 full-time faculty members, along with multiple adjunct faculty and instructional staff as enrollment expands. Additionally, the space will be used by industry partners and employers who participate in advisory committees, job fairs, site visits, and workforce collaboration activities, further strengthening employer engagement and student placement outcomes.

**Financial Impact:** This phase of the project will be funded from FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$12.5 million at February 20, 2026). The project is expected to result in an increase of \$127,500 (year 1), \$510,000 (year 2), and \$522,750 (year 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. While not being utilized to fund this project, a portion of tuition is designated for capital improvements, currently \$75 per student per semester and has not changed between academic years 2021-2022 and 2025-2026.

**Full Project Estimate:** \$19,120,900 (internal). Phase II will be funded from Appropriated State (nonrecurring) Funds. Phase I amount requested is 2.5% of the estimated cost to complete the project and the additional amount will be used to cover the Construction Manager at Risk procurement method. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy.

(q) **Project:** JBRC Item 17: Spartanburg Community College  
H59.6298: Cherokee Campus Spark Center

**Request:** Establish Phase II Full Construction Budget to construct a new economic development building in Gaffney.

**Included in CPIP:** Yes – 2025 CPIP Priority 1 of 7 in FY26 (estimated at \$20,000,000)  
**Phase I Approval:** January 2024 (estimated at \$20,000,000) (SFAA)  
**Revise Scope &**

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Change Source of Funds Approval: February 2025 (estimated at \$17,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(20)(m), (Spark Centers)	300,000	(300,000)		4,000,000	4,000,000
FY24 Appropriated State, Proviso 118.19 (B)(20)(l), (Cherokee County Campus – Spark Center)		300,000	300,000	8,758,456	9,058,456
Other, Cherokee County				5,000,000	5,000,000
Other, Cherokee Economic Development				600,000	600,000
Other, College Plant				2,730,445	2,730,445
All Sources	<u>300,000</u>		<u>300,000</u>	<u>21,088,904</u>	<u>21,388,901</u>

**Summary of Work:** The project was established to construct a new economic development multi-use building consisting of offices and warehouse space. Subsequent to establishment, the scope was revised to scale back the size of the building due to rising construction costs and available funding to complete the project. This facility will have the ability to add additional space in the future. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** According to the college, there is considerable economic development activity in Cherokee County and surrounding areas and anticipated growth along the I-85 corridor between Charlotte and Atlanta. I-85 is presently being widened through Cherokee County that will further expand development along the corridor. The building will serve as a “soft landing” location for prospective Cherokee economic development.

**Facility Characteristics:** The Cherokee Campus is located in Gaffney. There are five (5) buildings located on campus. The new facility will be a 70,538 square foot single-story economic development building. It will be situated between the existing Harvey Peeler Academic Building and Interstate-85, as close to Interstate-85 as site conditions will allow. The warehouse space can be used for prospects’ general warehousing, light production, and worker hands-on-training. The offices will be used by the prospects for business management activities. The space will be used by 120 students and 20 staff daily.

**Financial Impact:** This phase of the project will be funded from FY24 Appropriated State (nonrecurring) (uncommitted balance \$17.89 million at December 30,

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2025), Other, Cherokee County (uncommitted balance \$5 million at December 30, 2025), Other, Cherokee Economic Development (uncommitted balance \$600k at December 30, 2025), and College Plant Funds (uncommitted balance \$5.93 million at December 30, 2025). College Plant funds are annually funded based on overages from the college operating budget. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,840,623 over 30 years. The project is expected to result in an increase of \$150,000 (year 1) and \$300,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

Full Project Estimate: \$21,388,901 funded from Appropriated State (non-recurring), Cherokee County, Cherokee Economic Development, College Plant Funds. Contract execution is expected in February 2027 and completion of construction in August 2028.

(r) Project: JBRC Item 18: Spartanburg Community College  
H59.6329: Cherokee Academic Building Construction

Request: Establish Phase II Full Construction Budget to construct a new academic building on the Cherokee Campus.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 7 in FY26 (estimated at \$30,000,000)  
Phase I Approval: December 2024 (estimated at \$30,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(27)(z), (Spartanburg Community College – Cherokee Campus)	300,000		300,000	19,700,000	20,000,000
FY25 Appropriated State, Proviso 118.20 (B)(21)(j)(i), (Cherokee County Campus)				10,000,000	10,000,000
Other, College Plant				7,636,891	7,636,891
All Sources	<u>300,000</u>		<u>300,000</u>	<u>37,336,891</u>	<u>37,636,891</u>

Summary of Work: The project will construct a new multi-story academic building. The first floor will contain a library that will be shared with Cherokee County Library System, a bookstore, café, Student Services Offices and a testing lab. The second floor will contain 12 classrooms and faculty offices. The third floor will contain 5,500 square feet of meeting space, executive offices and an

outdoor roof deck meeting space. The building will be composed of two wings, joined by a three-story glass-enclosed lobby. The northeast entrance will feature amphitheater-style seating, and the southwest entrance will include a new parking lot and a roundabout drop-off/pick-up zone. The roof to be installed has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The new facility will support the growing needs of a qualified and prepared academic population for technical and life-long learning experiences for Cherokee County and the surrounding communities served.

**Facility Characteristics:** The Cherokee Campus is located in Gaffney. There are five (5) buildings located on campus. The new academic building will be 55,500 square feet. The building will be situated between the existing Harvey Peeler Academic Building and the Gaffney Board of Public Works “Peachoid”. The building will integrate academic programs, student services, and community focused spaces. It will be utilized by approximately 1,000 students, 15-20 faculty, and 15 staff. It is anticipated that the library will receive approximately 15,000 visitors per year.

**Financial Impact:** This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$19.7 million at December 23, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$10 million at December 23, 2025), and Other, College Plant Funds (uncommitted balance \$13.56 million at December 23, 2025). College Plant funds are annually funded based on overages from the college operating budget. The building will be constructed to meet Two Green Globes certification standards with anticipated energy savings of \$1,959,586 over 30 years. The project is expected to result in an increase of \$174,577 (year 1) and \$349,154 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, there is no portion of tuition designated for capital improvements.

**Full Project Estimate:** \$37,636,891 funded from Appropriated State (nonrecurring) and College Plant Funds. Contract execution is expected in February 2027 and completion of construction in August 2028.

(s) **Project:** JBRC Item 19: Williamsburg Technical College  
H59.6380: Renovation of Building for Nursing/Allied Health

**Request:** Establish Phase I Pre-Design Budget to renovate the recently acquired old hospital building.

**Included in CPIP:** Yes – 2025 CPIP Priority 2 of 2 in FY26 (estimated at \$16,000,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY17 Capital Reserve (36), (Science and Technology Building)				300,000	300,000
All Sources				<u>300,000</u>	<u>300,000</u>

**Summary of Work:** The project will renovate the two-story building to create specialized labs for nursing, biology, and chemistry. General classrooms and some administrative and support offices will also be created. The building will be completely reduced to exterior framework and load bearing pillars and a comprehensive renovation of the facility’s major systems – including HVAC, electrical, plumbing, life-safety, and IT infrastructure will be completed. All roofing material options will be evaluated during the Phase I process. The renovations will be designed to meet either LEED Silver or Two Green Globes certification standards.

**Rationale:** This building was acquired to house the Allied Health Sciences programs. This renovation will bring the building up to current operational and safety standards and will allow the college to expand programs of study, classes and student enrollment. Per the college, 125+ qualified nursing students are turned away annually due to limited space.

**Facility Characteristics:** The old hospital building is 75,000 square feet and was constructed in 1964 (62 years old). The college acquired the building through project H59-6335 in October 2025. There have been several renovations and additions made since the original construction. The renovated building will house the Allied Health Sciences programs and will allow the college to expand programs of study, classes, and student enrollment. Additionally, some administrative and support staff will be relocated to the facility. An estimated increase of 150 students and 20 staff will be added to the current 68 full-time employees and 600 students.

**Financial Impact:** This phase of the project will be funded from FY17 Capital Reserve Funds (uncommitted balance \$3.48 million at December 19, 2025). The project is expected to result in an increase of \$200,000 (years 1 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

**Full Project Estimate:** \$20,000,000 (internal). Phase II will be funded from \$4,694,302 in Capital Reserve and \$15,005,698 in Appropriated State (nonrecurring) Funds.

(t) **Project:** JBRC Item 20: York Technical College  
H59.6381: 454 S. Anderson Road Property Acquisition

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**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 9.29 acres and two buildings in York County.

**Included in CPIP:** No – The property was not available for purchase during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, YTC Foundation				50,000	50,000
All Sources				<u>50,000</u>	<u>50,000</u>

**Rationale:** Phase I project (H59-6356) to construct a new Health Science building and Phase I project (H59-6371) to construct a new Building Construction Trades building were established in 2025. Subsequent to establishment of those projects, the S. Anderson Road property became available for purchase. If acquired, the College could house both the Health Science and the Building Construction Trades programs on this property. In addition to these two programs, the College is in initial discussions with the Department of Commerce about the potential to bring Life Sciences programs to the College. Acquisition of this property would allow the College to create space for this program as well. This property would be beneficial for the expansion of programs that produce graduates that can fill high demand jobs in health care, life science, building construction trades, and industrial engineering technology industries. The proximity of this property to the current campus would align with the campus master plan while providing additional space for future programs that may be developed.

**Characteristics:** The property is located 300 feet east of the main campus in Rock Hill. The property includes an approximately 69,296 square foot four-story office building and an approximately 54,315 square foot annex one-story light industrial building that were both constructed in 1985 (41 years old). There are approximately 438 parking spaces located on the property.

**Financial Impact:** The property is offered by Rock Hill Business Technology Center, LLC for not more than appraised value which is anticipated to be \$6,500,000. The due diligence activities will be funded from Other, York Technical College Foundation Funds (uncommitted balance \$1.8 million at December 23, 2025). If the property is acquired, the two Phase I established projects would be rescoped from constructing new facilities to renovating the buildings located on the property for a total estimated cost of \$21,000,000. The acquisition is expected to result in an increase of \$100,000 (year 1) and \$250,000 (years 2 thru 3) in annual operating expenditures. No student fees or tuition will be increased as a consequence of the project. Currently, no portion of tuition is designated for capital improvements.

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Full Project Estimate: \$6,930,000 (internal). The acquisition will be funded from Appropriated State (nonrecurring) Funds. The Preliminary Land Acquisition amount is \$50,000 to cover the required due diligence activities that are anticipated to exceed \$20,000. The estimated cost to acquire the property includes an additional \$380,000 to cover anticipated closing costs and attorney’s fees.

(u) Project: JBRC Item 21: South Carolina Law Enforcement Division  
D10.9535: CJIS HVAC Replacement

Request: Establish Phase II Full Construction Budget to replace HVAC units.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 6 in FY26 (estimated at \$454,678)

Phase I Approval: August 2025 (estimated at \$454,678) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Record Search Fees	6,800		6,800	465,964	472,764
All Sources	<u>6,800</u>		<u>6,800</u>	<u>465,964</u>	<u>472,764</u>

Summary of Work: The project will replace nine (9) HVAC units in the IT /CJIS Facility with current commercial technology HVAC units suited for the application. The work will include demolition and removal of existing units and new piping.

Rationale: Seven of the existing units are residential style units rather than commercial units that would be properly suited. All units have exceeded their useful life.

Facility Characteristics: The IT /Criminal Justice Information Services facility is 14,490 square feet and was constructed in 1979 (47 years old). Eight of the units are between 20 and 21 years old, with the ninth unit being 11 years old. The new HVAC system will service the entire building. It houses SLED’s Data Center, Information Technology, Records, and CJIS Operations. It is utilized by 125 staff daily.

Financial Impact: The project will be funded from Other, Record Search Fees Funds (uncommitted balance \$10.34 million at January 15, 2026). Record Search Fee Funds are derived from background check fees charged to the public. The project is expected to result in a decrease of \$25,000 (years 1 thru 3), in annual operating expenditures.

Full Project Estimate: \$472,764 funded from Record Search Fees Funds. Contract execution is expected in July 2026 and completion of construction in December 2026.

(v) Project: JBRC Item 22: Department of Administration  
D50.6205: Calhoun Building - Office Space Renovations

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**Request:** Establish Phase II Full Construction Budget to complete office space renovations.

**Included in CPIP:** Yes – 2025 CPIP Priority 3 of 32 in FY26 (estimated at \$1,641,410)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, FY23 Appropriated State, Proviso 118.19 (B)(48), Judicial (Court of Appeals New Courtroom and Office Space) (Redir. in FY26 Proviso 57.21)				886,000	886,000
All Sources				<u>886,000</u>	<u>886,000</u>

**Summary of Work:** The project will update the existing wall finishes and construct additional office spaces on the third, fourth, and fifth floors of the Calhoun Building. The work will include replacement of the existing wall covering, construction of new office spaces, including associated HVAC and electrical work, and the abatement of hazardous materials, as needed.

**Rationale:** The wall finishes are in poor condition and are showing wear and tear. Additional office space is required for new FTE Judicial Branch positions.

**Facility Characteristics:** The Calhoun Building is 96,672 square feet and was constructed in 1926 (100 years old). The third, fourth, and fifth floor of the Calhoun building, which is 38,213 square feet will be impacted by this project. The existing wall finishes were installed in 2011 (15 years old). The facility is utilized by 190 Judicial Branch personnel and various annual visitors.

**Financial Impact:** The project will be funded from Other, Appropriated State (nonrecurring) Funds (uncommitted balance \$1.64 million at December 5, 2025). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$886,000 (internal) funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in October 2026 and completion of construction in June 2028.

**(w)Project:** JBRC Item 23: Department of Administration  
D50.6206: Supreme Court Building - Basement Densification

**Request:** Establish Phase I Pre-Design Budget for office densification.

**Included in CPIP:** No – The need for the project was unknown during the 2025 CPIP submission process.

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Judicial Development				160,000	160,000
Other, Department of Administration Depreciation Reserve				20,000	20,000
All Sources				<u>180,000</u>	<u>180,000</u>

**Summary of Work:** The project will densify the office space in the basement of Supreme Court Building for use by the Judicial Branch. The work includes the reconfiguration of existing storage and office space, which will require demolition of existing walls, new ceiling and lighting, HVAC reconfiguration, electrical and plumbing reconfigurations, renovating the existing restrooms, new flooring and wall finishes, and the abatement of hazardous materials, as required.

**Rationale:** The basement has multiple storage areas that are no longer utilized by the Judicial Branch, and the Judicial Branch requires office space to accommodate additional FTE positions.

**Facility Characteristics:** The Supreme Court Building is 63,896 square feet and was constructed in 1921 (105 years old). It is a National Register Property and historic landmark building, which will require special attention to detail and preservation methods. The basement is 16,514 square feet and was last renovated over 30 years ago. The Supreme Court Building is utilized by approximately 50 Judicial Branch staff and various annual visitors.

**Financial Impact:** The project will be funded from Other, Judicial Development (uncommitted balance \$43.78 million at December 30, 2025), and Other, Department of Administration Depreciation Reserve Funds (uncommitted balance \$5.30 million at December 30, 2025). Judicial Development Funds are derived from other revenue sources which the Chief Justice has designated for judicial development. Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$9,300,000 (internal) funded from Judicial Development and Depreciation Reserve Funds. The Phase I amount requested is 1.93% of the estimated cost to complete the project and the additional amount will be used to cover hazardous materials testing and a facility wide HVAC study.

(x) **Project:** JBRC Item 24: Department of Administration  
D50.6207: Columbia Mills Building – Reimagine the Experience  
Permanent Gallery Improvement

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**Request:** Establish Phase II Full Construction Budget to renovate gallery/exhibition spaces and program areas.

**Included in CPIP:** Yes – 2025 CPIP Priority 27 & 28 of 32 in FY26 (estimated at \$25,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY22 Appropriated State, Proviso 118.18 (B)(7)(a), (Permanent Gallery Renovation Phase II)				3,651,020	3,651,020
FY23 Appropriated State, Proviso 118.19 (B)(30)(a), (Permanent Gallery Renovation – Reimagine the Experience RTE - Phase III)				2,894,117	2,894,117
FY25 Appropriated State, Proviso 118.20 (B)(24), (Reimagine the Experience Permanent Gallery Improvement Project)				4,255,465	4,255,465
FY26 Appropriated State, Proviso 118.22 (B)(30)(a), (Reimagine the Experience Permanent Gallery Improvement Project)				14,199,398	14,199,398
All Sources				<u>25,000,000</u>	<u>25,000,000</u>

**Summary of Work:** The project will include the following: 1. Construction of a new passenger elevator, 2. New public stairways, 3. Updating existing thoroughfares to ensure ADA access, 4. Renovate existing restrooms, 5. Renovate existing exhibition areas, and 6. Construction of new exhibition areas, public programming areas, collection storage, special events areas and customer support areas. Construction will include demolition, constructing new walls and doorways, refinishing floors, installing new automated exhibit lighting systems, implementation of a new automated system for all guest areas, new electrical and data services, new wall finishes, associated plumbing, HVAC systems reconfigurations, outdoor pavement areas, outdoor shelters, guest improvements, and signage.

**Rationale:** In December 2025, the SC State Museum received approval to establish a project at Phase II for \$15,000,000 to redesign and renovate approximately 40,000 square feet of space on the 1st and 4th floors of the former Department of Public Health space and a portion of current Museum space on the 4th floor in the Columbia Mills building for new programming, exhibition, and special event use, in development of the new “Innovation

Wing” concept around the Observatory. Since that time, the Museum determined that the proposed renovations would impact multiple building systems and, as such, they have closed the original project (H95-9508) and requested that the Department of Administration establish and manage the project. No funds were expended under H95-9508. According to the agency, the project will ensure that the facility is fully ADA accessible, and that the exhibitions and educational programs are engaging, informative, and compatible with current standards.

**Facility Characteristics:** The Columbia Mills building is approximately 285,223 square feet and was constructed in 1893 (133 years old). The entire building was renovated for current uses in 1988 (38 years ago). The entire building will be impacted by this project. The building is utilized by operations, collections & exhibitions, programs, school visits, camps, and special events. Approximately 235,000 employees and visitors utilize the building annually.

**Financial Impact:** The project will be funded from FY22 Appropriated State (nonrecurring) (uncommitted balance \$3.65 million at December 30, 2025), FY23 Appropriated State (nonrecurring) (uncommitted balance \$2.89 million at December 30, 2025), FY25 Appropriated State (nonrecurring) (uncommitted balance \$4.25 million at December 30, 2025), and FY26 Appropriated State (nonrecurring) Funds (uncommitted balance \$20 million at February 20, 2026). The project is not expected to result in any change in annual operating expenditures, because it is expected that additional operating costs have already been budgeted due to the new lease and resulting rent increase, and previous requests for additional recurring funds to operate the renovated museum. The bulk of additional costs should be additional rent and energy costs, which have been factored into the agency’s recurring appropriation.

**Full Project Estimate:** \$25,000,000 (internal) funded from Appropriated State (nonrecurring) Funds. This project is being requested for establishment at Phase II because it is fully funded from legislatively authorized funds. Contract execution is expected in January 2027 and completion of construction in June 2029.

(y) **Project:** JBRC Item 25: Department of Administration  
D50.6190: State Library Building - Plaza Deck Repairs

**Request:** Establish Phase II Full Construction Budget to complete repairs to the plaza deck of the building.

**Included in CPIP:** Yes – 2025 CPIP Priority 22 of 32 of FY26 (estimated at \$650,000)  
**Phase I Approval:** August 2025 (estimated at \$650,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	14,750		14,750	927,650	942,400
All Sources	<u>14,750</u>		<u>14,750</u>	<u>927,650</u>	<u>942,400</u>

**Summary of Work:** The project will repair and replace the waterproof membrane below the plaza's brick pavers at the State Library. The work includes the removal of the existing plaza pavers, replacement of the underlying waterproofing membrane and reinstallation of the existing plaza pavers.

**Rationale:** The existing waterproof membrane is curled, damaged, and has open seams, preventing water from reaching the drains causing water intrusion in the stairwell entrances on all elevations and leaks in the basement and other areas.

**Facility Characteristics:** The State Library Building is approximately 60,494 square feet and was constructed in 1969 (57 years old). The plaza deck waterproofing is 6,700 square feet and is 15 years old. The building is utilized by approximately 45 SC State Library staff and various visitors daily.

**Financial Impact:** The project will be funded from Appropriated State Funds (uncommitted balance \$9.41 million at December 12, 2025). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$942,400 funded from Appropriated State Funds. Contract execution is expected in August 2026 and completion of construction in June 2027.

(z) **Project:** JBRC Item 26: Department of Administration  
D50.6191: Sumter Street Building - Roof Replacement

**Request:** Establish Phase II Full Construction Budget to replace the roof on the building.

**Included in CPIP:** Yes – 2025 CPIP Priority 2 of 32 of FY26 (estimated at \$720,000)  
**Phase I Approval:** August 2025 (estimated at \$720,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State	10,800		10,800	743,200	754,000
All Sources	<u>10,800</u>		<u>10,800</u>	<u>743,200</u>	<u>754,000</u>

**Summary of Work:** The project will replace the roof on the building. The replacement roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

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**Rationale:** The existing roof has undergone multiple repairs and the warranty for the repairs expired in 2018. It has exceeded its useful life expectancy and is experiencing multiple leaks. The roof is not eligible for elastomeric coating.

**Facility Characteristics:** The Sumter Street Building is approximately 37,501 square feet and was constructed in 1923 (103 years old). The existing roof is approximately 17,000 square feet and was partially replaced in 2006 (20 years ago) and came with a 10-year warranty which expired in 2016. The parapet wall system was repaired in 2015 and came with a 3-year warranty, which expired in 2018. The building is used by the SC Human Affairs Commission and the SC Arts Commission. Approximately 66 staff and various visitors daily utilize the building.

**Financial Impact:** The project will be funded from Appropriated State Funds (uncommitted balance \$9.41 million at December 12, 2025). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$754,000 funded from Appropriated State Funds. Contract execution is expected in September 2026 and completion of construction in June 2027.

(aa) **Project:** JBRC Item 27: Department of Administration  
D50.6196: Columbia Mills Building - Generator Replacement

**Request:** Establish Phase II Full Construction Budget to replace the generator.

**Included in CPIP:** Yes – 2025 CPIP Priority 31 of 32 of FY26 (estimated at \$363,000)

**Phase I Approval:** December 2025 (estimated at \$363,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State				377,068	377,068
Other, Depreciation Reserve	9,000		9,000	34,932	43,932
All Sources	<u>9,000</u>		<u>9,000</u>	<u>412,000</u>	<u>421,000</u>

**Summary of Work:** The project will replace the emergency generator in the Columbia Mills Building.

**Rationale:** The generator has exceeded its life expectancy, continues to have operational issues, and maintenance parts are difficult to source.

**Facility Characteristics:** The Columbia Mills Building is approximately 445,494 square feet and was constructed in 1893 (133 years old). The generator was installed in 1986 (40 years ago) and provides power to life safety systems and the elevators at the facility. The Columbia Mills Building houses the State Museum, SC Confederate Relic Room & Military Museum, and the

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Department of Administration. It is utilized by approximately 235,000 employees and visitors on a yearly basis.

**Financial Impact:** This phase of the project will be funded from Appropriated State (uncommitted balance \$9.41 million at December 2025) and Other, Depreciation Reserve Funds (uncommitted balance \$5.30 million at December 2025). Depreciation Reserve Funds are derived from the rent account, which receives rent charged to agencies. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$421,000 funded from Appropriated State and Depreciation Reserve Funds. Contract execution is expected in September 2026 and completion of construction in June 2028.

**(bb) Project:** JBRC Item 29: Department of Corrections  
 N04.9803: Camille Graham CI-Replace & Repair Administration Roof

**Request:** Establish Phase I Pre-Design Budget to replace the roof.

**Included in CPIP:** Yes – 2025 CPIP Priority 4 of 5 in FY26 (estimated at \$2,500,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY26 Appropriated State, Proviso 118.22 (B)(55)(d), (Deferred Maintenance)				7,500	7,500
All Sources				<u>7,500</u>	<u>7,500</u>

**Summary of Work:** The project will replace the roof on the Camille Graham Administration Building. All roofing material options will be evaluated during the Phase I process and will conform to JBRC policy.

**Rationale:** The existing roof has exceeded its useful life span and is in constant need of repairs.

**Facility Characteristics:** The Camille Graham Administration Building is 288,000 square feet and was constructed in 1974 (52 years old). The existing roof is approximately 24,000 square feet and was installed in 1996 (30 years old). The facility houses Camille Graham Administration, Medical and Visitation center. It is utilized by up to 100 people daily.

**Financial Impact:** The project will be funded from FY26 Appropriated State (non-recurring) Funds (uncommitted balance \$2.5 million at December 19, 2025). The project is expected to result in a decrease in annual operating expenditures, but that amount has not yet been determined.

**Full Project Estimate:** \$2,500,000 (internal) funded from Appropriated State (non-recurring)

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Funds. While this project is fully funded from legislatively authorized funds, it is required to follow the Phase I/Phase II submission process per the JBRC roof policy.

(cc) Project: JBRC Item 30: Department of Corrections  
 N04.9804: Statewide – Add Water Metering Devices to 4 Buildings

Request: Establish Phase I Pre-Design Budget to add water metering devices.

Included in CPIP: Yes – 2025 CPIP Priority 1 of 5 in FY26 (estimated at \$2,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Operating				11,300	11,300
All Sources				<u>11,300</u>	<u>11,300</u>

Summary of Work: The project will add water metering devices to all toilets, sinks, and showers in Turbeville Remini dorm, Turbeville Lockup, Lee Lockup, and Kershaw Lockup.

Rationale: Per the agency, installation of water meters will cut water consumption by two thirds of today’s consumption.

Facility Characteristics: The Turbeville Remini dorm is 29,470 square feet and was constructed in 1989 (37 years old). Turbeville Lockup is 39,304 square feet and was constructed in 1989 (37 years old). Lee Lockup is 54,035 square feet and was constructed in 1993 (33 years old). Kershaw Lockup is 2,248 square feet and was constructed in 1995 (31 years old). The equipment is all original to the facilities. These facilities are utilized by a total of 24 staff and 552 inmates daily.

Financial Impact: The project will be funded from Appropriated State, Operating Funds (uncommitted balance \$81.9 million at December 19, 2025). The project is expected to result in a decrease in additional operating costs, but those amounts have not yet been determined.

Full Project Estimate: \$2,500,000 (internal) funded from Operating Funds.

(dd) Project: JBRC Item 31: Department of Corrections  
 N04.9805: Kershaw CI – Replace Chillers, Cooling Tower, and Pumps

Request: Establish Phase II Full Construction Budget to replace chillers, cooling tower, and pumps at the correctional institution.

Included in CPIP: Yes – 2025 CPIP Priority 2 of 5 in FY26 (estimated at \$3,000,000)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY25 Capital Reserve (28)(b), (Security and Maintenance Funds)				3,540,626	3,540,626
All Sources				<u>3,540,626</u>	<u>3,540,626</u>

**Summary of Work:** The project will replace two existing 445-ton chillers, chilled water pumps, associated piping and cooling towers.

**Rationale:** These chillers are in poor condition and past their anticipated useful life. Repair costs exceed what is reasonable to spend on old equipment.

**Facility Characteristics:** Kirkland Correctional Institution is 392,067 square feet and was constructed in 1994 (32 years old). This equipment was installed in 1994 (32 years old). This equipment is used for cooling institutional dorms, administrative buildings, and medical. The correctional institution has 60 staff and houses 1,200 inmates.

**Financial Impact:** The project will be funded from FY25 Capital Reserve Funds (uncommitted balance \$4.5 million at December 17, 2025). The project is expected to result in a decrease in additional operating costs, but those amounts have not yet been determined.

**Full Project Estimate:** \$3,540,626 funded from Capital Reserve Funds. This project is being requested for establishment at Phase II, because it is fully funded from legislatively authorized funds. Contract execution is expected in September 2026 and completion of construction in December 2027.

(ee) **Project:** JBRC Item 32: Department of Corrections  
 N04.9795: MacDougall CI – Demolish and Rebuild Palmer Building

**Request:** Establish Phase II Full Construction Budget to demolish and rebuild the Palmer Building at MacDougall Correctional Institution.

**Included in CPIP:** No – The project was mistakenly omitted from the 2025 CPIP.

**Phase I Approval:** May 2023 (estimated at \$6,000,000) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated, Proviso 118.19 (B)(56)(d), (Critical Deferred Maintenance Projects)	90,000		90,000	5,910,000	6,000,000
Appropriated State, Operating				2,721,758	2,721,758

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All Sources	<u>90,000</u>	<u>90,000</u>	<u>8,631,758</u>	<u>8,721,758</u>
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**Summary of Work:** The project will demolish and rebuild the Palmer Building at MacDougall Correctional Institution. The new building will be constructed in front of the existing building to allow the programs to continue without interruption. The exterior and interior walls will be of noncombustible material 9” masonry blocks. All the exterior walls and some interior masonry walls will be load bearing supporting roof construction (light weight concrete on metal decking and bar joists). Because it is a building for inmate education, all walls will be secure to store tools. Construction of this building is exempt from LEED Silver and Two Green Globes certification standards because it is a correctional facility. The roof has been evaluated by the Department of Administration and has been determined to comply with JBRC policy and will come with the minimum 20-year material and workmanship warranty.

**Rationale:** The existing building is a block-brick building with bar joist supporting a lightweight concrete roof deck. The lightweight concrete roof deck has deteriorated and is no longer a waterproof roof system. The building has not undergone any major upgrades since it was built, and all of the building systems are outdated and in need of repair or replacement. This building will remain in use until the new building is constructed and in use.

**Facility Characteristics:** The existing Palmer Building is approximately 20,736 square feet and was constructed in 1969 (57 years old). The proposed new facility will be approximately 22,800 square feet. The Palmer Building is used for education and vocational programs, and it serves the entire inmate population of 704 inmates at the correctional institution.

**Financial Impact:** This phase of the project will be funded from FY23 Appropriated State (nonrecurring) (uncommitted balance \$5.91 million at December 19, 2025) and Appropriated State, Operating (uncommitted balance \$81.9 million at December 19, 2025) Funds. The project is expected to result in a decrease of \$10,000 (years 1 thru 3) in annual operating expenditures.

**Full Project Estimate:** \$8,721,758 funded from Appropriated State (nonrecurring) and Appropriated State Operating Funds. Contract execution is expected in June 2026 and completion of construction in December 2028.

**(ff) Project:** JBRC Item 33: Department of Corrections  
 N04.9759: Lee CI – Renovations for K-9 Unit

**Request:** Increase Phase II Full Construction Budget to cover the cost of having an outside contractor assist with completing the renovations.

**Included in CPIP:** No – The project was mistakenly omitted from the 2025 CPIP.

**Phase I Approval:** April 2019 (estimated at \$225,000) (JBRC Staff)

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Phase II Approval: August 2019 (estimated at \$225,000) (JBRC Staff)  
Phase II Increase  
Approval: August 2021 (estimated at \$295,000) (JBRC)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Appropriated State, Carryforward	3,375	291,625	295,000		295,000
Appropriated State, Operating				120,000	120,000
All Sources	<u>3,375</u>	<u>291,625</u>	<u>295,000</u>	<u>120,000</u>	<u>415,000</u>

**Summary of Work:** The project will renovate the existing support building located outside the perimeter fence of the Lee Correctional Institution to house the specialized K-9 Unit. The work includes 12 inside shelter areas, 12 exterior run areas, an office, storage, and security perimeter fence.

**Rationale:** The project was established to house a new specialized K-9 Unit program. Operational staff toured facilities and saw that using protective dogs changed the attitude of the violent inmates to more amicable demonstrations of treatment towards the correctional officers. This project was initially supposed to be fully completed by staff at the correctional institution. However, due to COVID, staffing issues, and funding, this project was delayed and has not been completed. The painting, sealing, floors, installation of doors, cabinets and fencing will be completed by agency staff. The contractor will complete the block and concrete work left to finish the dog kennels.

**Facility Characteristics:** The support building is approximately 4,500 square feet and was constructed in 2000 (26 years old). Approximately 3,200 square feet of the building will be impacted by the project. The facility will house 12 K-9's and have an average of 18 staff members.

**Financial Impact:** The increase will be funded from Appropriated State, Operating (uncommitted balance \$82.45 million at December 15, 2025). The project is expected to result in an increase of \$7,360 (years 1 thru 3) in annual operating expenditures.

**Full Project Estimate:** \$415,000 funded from Carryforward and Operating Funds. Contract execution is expected in June 2026 and completion of construction in December 2026.

(gg) Project: JBRC Item 34: Department of Corrections  
N04.9780: Security and Maintenance Upgrades – Relocation of  
Recreation Yards and Observation Tower Installation

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**Request:** Revise Scope to remove the construction of 3 observation towers and add the replacement of all existing light fixtures in this project established to relocate recreation yards and add observation towers at 4 correctional institutions.

**Included in CPIP:** No – Scope revisions are not required to be included in the CPIP.

**Phase I Approval:** December 2021 (estimated at \$10,822,500) (Admin.)

**Phase II Approval:** February 2022 (estimated at \$10,822,500) (Admin.)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, FY22 Cares Act, (FY26 Proviso 65.30: Department of Corrections Security and Maintenance Reserve)	10,822,500		10,822,500		10,822,500
All Sources	<u>10,822,500</u>		<u>10,822,500</u>		<u>10,822,500</u>

**Summary of Work:** The project was established to relocate the recreation yards to the front area of the dorms, add additional fencing with electronic gates, reroute sidewalks and underground utilities as needed, and add secure elevated guard towers inside the yard at Lee, McCormick, Lieber, and Evans correctional institutions. This scope revision request will remove the construction of observation towers at McCormick, Lieber, and Evans correctional institutions and to add the replacement of all existing light fixtures with modern high-performance LED perimeter lights and inner mast pole lights. The remaining original project scope has all been completed.

**Rationale:** The observation towers are not being constructed at McCormick, Lieber, and Evans correctional institutions due to understaffing. It was also determined that upgrading the lighting at the 4 institutions was more critical at this time. Upgrading the existing antiquated, non-energy efficient fixtures with modern, high performance LED perimeter lights and inner mast pole lights is dual purposed. It will increase illumination levels across all institution yards, thereby enhancing crucial visibility for surveillance and improvement overall site security for both staff and inmates. Additionally, long-term savings on utility costs for the state should be realized. Overall, this project will increase safety and security of the staff and inmates by increasing the staff’s situational awareness. The recreation yards are currently located at the back of the housing units where inmates are blocked from most sight lines of staff. The observation towers will allow an elevated platform for improved observation and provide a control room for remote operation of the gates serving the recreation yards, housing units, and the correctional institutions main yards.

**Facility Characteristics:** The work in this project will be completed at Lee, McCormick, Lieber, and Evans correctional institutions. The 4 towers to be constructed will be

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approximately 15-foot by 15-foot including the wrap around steps with an 8-foot by 8-foot conditioned space at the top. The total fencing to be relocated along with additional fencing will be approximately 8,000 linear feet. The four institutions house 2,600 inmates.

**Financial Impact:** The project will be funded from Federal, FY22 Cares Act Funds (uncommitted balance \$5.25 million at December 22, 2025). The project is expected to result in an increase of \$4,490 (years 1 thru 3) in annual operating expenditures.

**Full Project Estimate:** \$10,822,500 funded from Cares Act Funds. Completion of construction is expected in December 2028.

**(hh) Project:** JBRC Item 35: Forestry Commission  
P12.9612: Buckfield Project

**Request:** Establish Final Land Acquisition to purchase +/- 2,821 acres in Beaufort, Jasper, and Hampton Counties.

**Included in CPIP:** Yes – 2025 CPIP Priority 1 of 4 in FY26 (estimated at \$8,050,000)

**Phase I Approval:** August 2025 (estimated at \$8,050,000) (SFAA)

**Revise Scope Approval:** February 2026 (estimated at \$12,558,361) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Timber Sales Revenue	50,000		50,000		50,000
Other, SCOR EPA Climate Pollution Grant				12,508,361	12,508,361
All Sources	<u>50,000</u>		<u>50,000</u>	<u>12,508,361</u>	<u>12,558,361</u>

**Rationale:** The project was established to acquire +/- 2,880 acres between two potential transactions. Subsequent to establishment of the project it was determined that +/- 59 acres would not be available to acquire. The scope was revised in February 2026 to remove the +/- 59 acres bringing the total down to +/- 2,821 acres and to modify the proposed potential transactions for how the property will be acquired. This is a working forest tract that has been identified as a priority for conserving working forest land. This property and surrounding area are in eminent danger of being lost to develop with proximity to I-95, Hwy 17, and Hwy 21. If acquired the property will become a new state forest that will be protected and managed by the agency for multiple-use and sustain-yield. Multiple use management includes enhancing timber production, fish and wildlife habitat, air and water quality, soil conservation, scenic beauty, scientific research, and recreational opportunities. Sustained yield means assuring that the renewable resources of the forest will always be available without impairing the productivity of

the land.

**Characteristics:** The property consists of 15 parcels located in Hampton, Jasper, and Beaufort counties near the town of Yemassee. This property has two contiguous tracts adjacent to the new Coosawhatchie HP WMA and other private owned protected land that extends down into the ACE Basin.

**Financial Impact:** Chilton Timber & Land Company is offering +/- 1,079 acres in Jasper and Hampton County to Open Space Institute. Open Space Institute currently owns +/- 1,742 acres in Beaufort County. Open Space Institute is offering the total +/- 2,821 acres to the Forestry Commission for \$12,508,361. The acquisition will be funded from Other, SC Office of Resilience EPA Climate Pollution Grant Funds (uncommitted balance \$12.5 million at December 30, 2025). An appraisal completed in December 2025 valued the Beaufort County property at \$14,285,000. An appraisal completed in December 2025 valued the Jasper and Hampton County property at \$9,430,000. Phase I Environmental Site Assessments were completed in September 2025 and found no evidence of recognized environmental conditions in connection with the property. A Building Condition Assessment is not required because there are no buildings located on the property. Letters of support have been received from Jasper County, Jasper County School District, Hampton County, and Hampton County School District authorizing the removal of the property from the tax rolls. Letters of support are not required for Beaufort County because the property is owned by a nonprofit entity. Acquisition of the property is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$12,558,361 funded from Timber Sales Revenue and SC Office of Resilience EPA Climate Pollution Grant Funds.

**Other:** The Forestry Commission has coordinated and collaborated with the South Carolina Conservation Bank to confirm that the proposed conservation land acquisition of this property is an appropriate conservation purchase and will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

**(ii) Project:** JBRC 36: Department of Natural Resources  
P24.6117: Beaufort-Turnure House Renovation

**Request:** Establish Phase II Full Construction Budget to repair and renovate the Turnure House located at the Waddell Mariculture Center in Beaufort County.

**Included in CPIP:** Yes – 2025 CPIP Priority 6 of 60 in FY26 (estimated at \$500,000)

**Phase I Approval:** December 2024 (estimated at \$500,000) (SFAA)

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Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY24 Appropriated State, Proviso 118.19 (B)(84)(g), (Waddell Mariculture Center)	7,500		7,500	492,500	500,000
All Sources	<u>7,500</u>		<u>7,500</u>	<u>492,500</u>	<u>500,000</u>

**Summary of Work:** The project will complete interior and exterior renovations which include window replacement, HVAC upgrades, siding repair/replacement, kitchen and bathroom upgrades, painting, flooring, ADA upgrades, electrical plumbing and associated components as needed.

**Rationale:** Because of its age and location near the coast, the house needs renovation and repair, not only to preserve the structure and prevent further deterioration, but to also make it energy efficient and ADA accessible.

**Facility Characteristics:** The Turnure House is 4,480 square feet and was constructed in 1929 (97 years old). The house serves as a dormitory for visiting scientists, college students, and researchers worldwide. The house and grounds are frequently used for community gatherings and public events and has historical value.

**Financial Impact:** The project will be funded from FY24 Appropriated State Funds (nonrecurring) (uncommitted balance is \$492,500 at December 30, 2025). The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$500,000 funded from Appropriated State (nonrecurring) Funds. Contract execution is expected in May 2026 and completion of construction in December 2026.

**(jj) Project:** JBRC Item 37: Department of Parks, Recreation, and Tourism  
P28.9872: Redcliffe Plantation Historic Structures

**Request:** Establish Phase I Pre-Design to reconstruct the Redcliffe Slave Quarters.

**Included in CPIP:** No – The need for the project was unknown during the 2025 CPIP submission process.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				13,593	13,593
All Sources				<u>13,593</u>	<u>13,593</u>

**Summary of Work:** The project will reconstruct a saddlebag clapboard-sided structure at Redcliffe Plantation. The work includes foundation work, timber framing,

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pine siding, doors and windows, brick piers, pine tongue and grove flooring, and exterior painting. Salvageable materials will be reused, with others repurposed for interpretive exhibits.

**Rationale:** The structure was destroyed by Hurricane Helene in 2024. Restoring the structure will expand educational programming, provide visitor shelter, and create a flexible gathering space. Restoring it will also restore a rare and essential resource for understanding the site’s history. Redcliffe maintains strong environmental mitigation practices and remains committed to preserving its historic landscape.

**Facility Characteristics:** The building is 800 square feet and was constructed in 1859 (167 years old). It was originally built to house two of the enslaved families who built and sustained Redcliffe Plantation, the home of prominent South Carolina politician James Henry Hammond. The park has an estimated 5,000 visitors per year.

**Financial Impact:** This phase of the project will be funded from Other, Park Revenue Funds (uncommitted balance \$8.02 million at December 18, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$906,174 (internal). Phase II will be funded from \$755,200 in Historic Preservation Grant, \$103,251 in FEMA and \$35,000 in Insurance Reserve Funds.

**(kk) Project:** JBRC Item 38: Department of Parks, Recreation, and Tourism  
P28.9873: Property Acquisition – Pipsissewa Passage Expansion

**Request:** Establish Preliminary Land Acquisition for the purpose of investigating the acquisition of +/- 23 acres in Greenville County.

**Included in CPIP:** Yes – 2025 CPIP Priority 19 of 63 in FY26 (estimated at \$20,000 for due diligence activities)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Park Revenue				20,000	20,000
All Sources				<u>20,000</u>	<u>20,000</u>

**Rationale:** Acquisition of the property will add more conservation acreage to the total footprint of the Paris Mountain State Park and additional recreational access for visitors as its location is ideal for expanding the park’s existing trail system.

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**Characteristics:** The property includes 4 parcels that are directly adjacent to the northeastern boundary of the park and the current Pipsissewa Passage / Wingard acquisition (P28-9863). The property consists of rolling topography, mature mixed hardwood, and riparian forests.

**Financial Impact:** The property is offered by Naturaland Trust for not more than appraised value, which is anticipated to be \$500,000. The due diligence activities will be funded from Other, Park Revenue Funds (uncommitted balance \$8.02 million at December 18, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The acquisition is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$520,000 funded from Park Revenue Funds.

**Other:** The South Carolina Department of Parks, Recreation, and Tourism has coordinated and collaborated with the South Carolina Conservation Bank to confirm the proposed conservation land acquisition of this property is an appropriate conservation purchase and it will maximize the most cost-effective use of funds appropriated or authorized by the General Assembly in the proposed purchase.

**(II) Project:** JBRC Item 39: Department of Parks, Recreation, and Tourism  
P28.9867: Cheraw State Park Boardwalk

**Request:** Establish Phase II Full Construction to renovate the boardwalk.

**Included in CPIP:** Yes – 2025 CPIP Priority 33 of 33 in FY26 (estimated at \$1,000,000)  
**Phase I Approval:** June 2025 (estimated at \$1,000,000) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Federal, Land, Water, Conservation Grant				421,630	421,630
Other, Park Revenue	15,000		15,000	406,630	421,630
All Sources	<u>15,000</u>		<u>15,000</u>	<u>828,260</u>	<u>843,260</u>

**Summary of Work:** The project will renovate the Cheraw State Park Boardwalk over Lake Juniper. The work will include a complete re-decking and repairs to its support structures. The work will also include site preparation for the sidewalk, demolition of the old boardwalk, and concrete work for the boardwalk trail.

**Rationale:** The existing boardwalk has had minimal repairs and board replacement

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since its construction and is due for a complete re-decking and repairs to its support structures. According to the agency, continuing to operate the boardwalks and observation decks in their current condition will result in increasing maintenance costs, reduced visitor experience, and potential losses in revenue.

**Facility Characteristics:** The boardwalk is a half mile trail that was constructed in 1993 (33 years old). The boardwalk trail crosses the dam spillway at Cheraw State Park. It is a popular walking trail for day-use visitors, but also for campground guests that use the boardwalk as a foot path to the rest of the park. The park has an estimated 570,000 visitors annually.

**Financial Impact:** This phase of the project will be funded from Federal, Land Water Conservation Grant (uncommitted balance \$500k at December 29, 2025) and Other, Park Revenue Funds (uncommitted balance \$7.75 million at December 29, 2025). Park Revenues are derived from operating revenue generated by the State Park System. The fund collects fees for admission, camping, lodging, and other fees charged for the use of recreational facilities and programs. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$843,260 funded from Land Water Conservation Fund Grant and Park Revenue Funds. Contract execution is expected in June 2026 and completion of construction in December 2027.

**(mm)Project:** JBRC Item 40: Department of Parks, Recreation, and Tourism  
P28.9857: Black River Camper Village

**Request:** Change Project Name, Revise Scope, and Increase Phase II Full Construction Budget to purchase five luxury campers and construct a camper village.

**Included in CPIP:** No – The need for the increase was unknown during the 2025 CPIP submission process.

**Phase II Approval:** October 2024 (estimated at \$1,435,637) (SFAA)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
FY23 Appropriated State, Proviso 118.19 (B)(45)(k), (State Park Enhancements)	1,435,637		1,435,637		1,435,637
FY25 Appropriated State, Proviso 118.20 (B)(38)(a), (Agency Property Development)				674,581	674,581
<b>All Sources</b>	<u>1,435,637</u>		<u>1,435,637</u>	<u>674,581</u>	<u>2,110,218</u>

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**Summary of Work:** The agency will purchase 5 luxury campers for future state park rentals along the Black River. Each of the luxury camper units will be equipped with modern amenities to ensure a comfortable stay. The campers will be permanent fixtures for the Black River Complex to include permanent siting with permanent electrical and plumbing connections. The increase will cover the increased cost associated with completing the full build-out of the Camper Village at the High Bluffs, which is a tract within the park.

**Rationale:** Per the agency, this park amenity will create a new recreational opportunity like no other in the SC State Park Service. The amenity will also give more access to the Black River as part of the Black River Water Trail. The project will also benefit the overall South Carolina State Park system by optimizing the park’s potential to generate operational revenue.

**Facility Characteristics:** The Black River State Park serves as a destination for local events and recreation as well as tourists from across the world. It is a draw for the local communities as a major ecotourism boost. It provides safe public access while interpreting the area’s rich history. The park plays a vital role in the continued preservation and promotion of South Carolina's sensitive and natural green space. The project is expected to provide new opportunities to an estimated 125,000 state park visitors annually.

**Financial Impact:** This increase will be funded from FY25 Appropriated State (nonrecurring) Funds (uncommitted balance is \$964k at December 29, 2025). The project is expected to result in an increase of \$19,500 (year 1), \$21,000 (year 2), and \$23,000 (year 3) in annual operating expenditures.

**Full Project Estimate:** \$2,110,218 funded from Appropriated State (nonrecurring) Funds. Completion of construction is expected in February 2027.

**(nn) Project:** JBRC Item 41: Patriots Point Development Authority  
P36.9546: Patriots Point Temporary Retail Village

**Request:** Establish Phase I Pre-Design Budget to construct a temporary retail village.

**Included in CPIP:** No – The project was omitted in error from the 2025 CPIP submission.

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				122,430	122,430
All Sources				<u>122,430</u>	<u>122,430</u>

**Summary of Work:** The project will construct a temporary retail village at Patriots Point. The temporary retail village will be modular prefabricated units to temporarily house retail, and ticketing operations until a new permanent building can be

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constructed.

**Rationale:** The current building needs to be vacated in 16 months for new tenant development. The agency does not have any other buildings that can house these operations. The project will provide for the uninterrupted guest admissions and gift shop sales to support the museum. According to the agency, the temporary village is the best and only way to accomplish these goals with the time and funds available.

**Facility Characteristics:** The existing building is 7,850 square feet and was constructed in 1988 (38 years old). The temporary retail village will total approximately 8,640 square feet and will house a retail shop, ticketing operations, utilities and I.T., public meeting space, and visitor restrooms. Patriots Point has over 300,000 visitors, staffers, contractors, and vendors utilizing the facility space annually.

**Financial Impact:** The project will be funded from Other, Admissions Revenue Funds (uncommitted balance \$16.05 million at November 30, 2025). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$2,635,812 (internal) funded from Admissions Revenue Funds. The Phase I amount requested is 4.6% of the estimated cost to complete the project and the additional amount will be used to cover concept design/structural design/CAD modeling, engineering, site survey, utility location, and additional contingency funds.

**(oo) Project:** JBRC Item 42: Patriots Point Development Authority  
P36.9547: Laffey Dry Dock

**Request:** Establish Phase I Pre-Design Budget to make repairs to the USS Laffey at the Patriots Point Naval & Maritime Museum.

**Included in CPIP:** Yes – 2025 CPIP Priority 2 of 3 in FY26 (estimated at \$3,000,000)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Admissions Revenue				300,000	300,000
All Sources				<u>300,000</u>	<u>300,000</u>

**Summary of Work:** The project will make repairs to the USS Laffey at the Patriots Point Naval & Maritime Museum. The work will include the removal from the ship's berth, dry dock, and perform the following maintenance: 1.) Dredge path from berth to main water access; 2.) Disconnect all utilities from the site; Remove 60 ft removable main pier section using heavy lift crane and

barges; 3.) Tugs pull Laffey from berth, transport to shipyard by tow. Drydock, perform hull inspection, repair plating (if required), new bottom paint; 4.) Remove Laffey from drydock. Possible pier space layup while any topside painting required accomplished prior to Patriots Point berth return trip; 5.) Dredge Laffey berth to ensure it is deep enough for the ship to contact the bottom at mean low water; 6.) Repair broken mooring piling the ship ties up to while ship is away; and 7.) Reinstall main pier section removed above.

**Rationale:** The USS Laffey is overdue for maintenance and repairs. This is mandated by the US Navy Ship Donation program.

**Facility Characteristics:** The museum ship ex-USS Laffey is a World War II destroyer and designated historical federal landmark. It was built in 1943 (83 years old). It has been berthed at Patriots Point Naval & Maritime Museum since 1981 (45 years ago). It is visited by over 200,000 visitors annually, including school and veteran groups.

**Financial Impact:** The project will be funded from Other, Admissions Revenue Funds (uncommitted balance \$16.05 million at November 30, 2025). Admissions Revenue Funds are derived from the park and museum admission fees and revenue from leased property. The project is not expected to result in any change in annual operating expenditures.

**Full Project Estimate:** \$3,690,362 (internal) funded from Admissions Revenue Funds. The Phase I amount requested is 8.13% of the estimated cost to complete the project and the additional amount will be used to cover the cost of hiring a Project Manager to oversee the project and to reserve dry docking space for the ship because the ship must be raised to be inspected and for the repair work to be completed.

**(pp) Project:** JBRC Item 43: Department of Employment and Workforce R60.9547: C. Lem Harper Building – Window Leak Repairs

**Request:** Establish Phase I Pre-Design Budget to replace the building window system wet exterior and interior sealant.

**Included in CPIP:** Yes – 2025 CPIP Priority 4 of 4 in FY26 (estimated at \$663,532)

Source of Funds	Original Budget Amount	Cumulative Changes Since Original Budget	Current Budget	Adjustment Requested	Total Budget After Current Adjustment
Other, Contingency Assessment				4,500	4,500
All Sources				<u>4,500</u>	<u>4,500</u>

**Summary of Work:** The project will replace the existing sealants around the perimeter of all

window units in the facility. The sealant is a HAZMAT material and must be abated as required.

Rationale: The sealant is cracked and annealed and cannot be further repaired. The windows are leaking throughout the building. Continued long-term water penetration creates an environment conducive for mold as well as high humidity inside the facility.

Facility Characteristics: The C. Lem Harper Building is 47,660 square feet and was constructed in 1992 (34 years old). The window systems are original to the building. The building is utilized by the Department of Employment and Workforce - Lower Authority Appeals, Higher Authority Appeals, Appellate Panel, Benefits Accuracy Measurement Group, Migrant Seasonal Farm Workers Advocacy. Approximately 75 staff utilize the building on a full-time basis and 2,500 staff use the auditorium on an annual basis for training, seminars, and other meetings.

Financial Impact: The project will be funded from Other, Contingency Assessment Funds (uncommitted balance \$74.55 million at December 30, 2025). Revenue to this fund is generated from the contingency assessment portion of the tax accounted for in the special revenue fund, which is primarily to fund the administrative costs and employment services. The project is not expected to result in any change in annual operating expenditures.

Full Project Estimate: \$250,800 (internal) funded from Contingency Assessment Funds. The Phase I amount requested is 1.79% of the estimated cost to complete the project and the additional amount will be used for asbestos testing.

Upon a motion by Senator Peeler, seconded by Representative Bannister, the Authority approved permanent improvement project establishment requests and budget revisions as requested by the Department of Administration, Facilities Management and Property Services. The Joint Bond Review Committee (JBRC) reviewed and recommended approval.

Information relating to this matter has been retained in these files and is identified as Exhibit 3.

***Department of Administration, Facilities Management and Property Services: South Carolina Department of Public Safety Lease of 33 Villa Road, Suite 200, Greenville, SC (Regular Session Item #4)***

The South Carolina Department of Public Safety (Agency) requested approval to lease eighteen thousand three hundred and two (18,302) square feet of office space at 33 Villa Road in

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Greenville from Piedmont Center Holding, LLC. The Agency has been located at 33 Villa Road, Greenville since 2011. The current lease is at a rate of \$16.32 per square foot, and it expires on October 31, 2026. This lease will continue to provide support for emergency operations, highway patrol headquarters location and telecommunication center.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There was one (1) proposal received. The selected location was chosen by the Agency because the property meets all space requirements.

The requested lease term is seven (7) years and is expected to commence on or about November 1, 2026.

The rent for the first year of the term will be \$311,134.00 or \$17.00 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning in year two, the rental rate shall escalate 3% annually over the term. The following chart sets forth the rent over the term.

<u>TERM</u>	<u>PERIOD: FROM - TO</u>	<u>MONTHLY RENT</u>	<u>ANNUAL RENT</u>	<u>RENT PER SF</u>
YEAR 1	11/1/2026-10/31/2027	\$25,927.83	\$311,134.00	\$17.00
YEAR 2	11/1/2027-10/31/2028	\$26,705.67	\$320,468.02	\$17.51
YEAR 3	11/1/2028-10/31/2029	\$27,506.84	\$330,082.06	\$18.04
YEAR 4	11/1/2029-10/31/2030	\$28,332.04	\$339,984.52	\$18.58
YEAR 5	11/1/2030-10/31/2031	\$29,182.01	\$350,184.06	\$19.13
YEAR 6	11/1/2031-10/31/2032	\$30,057.47	\$360,689.58	\$19.71
YEAR 7	11/1/2032-10/31/2033	\$30,959.19	\$371,510.27	\$20.30

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The total rent to be paid over the lease term is \$2,384,052.51.

The following chart represents comparable lease rates of similar space in the Greenville area:

<b>Tenant</b>	<b>Location</b>	<b>Rent per SF</b>
Department of Social Services	714 N Pleasantburg Drive, Greenville	\$20.50*
Vacant	84 Villa Road, Greenville	\$21.50
Vacant	701 Brookfield Parkway, Greenville	\$28.50

\*Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 184 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on February 20, 2026. Lease payments will be funded through revenue from driver's license and title fees.

No option to purchase the property is included in the lease.

The Joint Bond Review Committee and recommended approval of the lease on March 25, 2026.

Upon a motion by Representative Bannister, seconded by Mr. Gaines, the Authority approved the proposed seven-year lease for the South Carolina Department of Public Safety of eighteen thousand three hundred and two (18,302) square feet of office space at 33 Villa Road in Greenville from Piedmont Center Holding, LLC., as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 4.

***Department of Administration, Facilities Management and Property Services: South Carolina Department of Social Services Lease of 714 N. Pleasantburg, Greenville, SC (Regular Session Item #5)***

The South Carolina Department of Social Services (Agency) requested approval to lease twenty-two thousand (22,000) square feet of office space at 714 N. Pleasantburg in Greenville from North Pointe Buildings, LLC. The Agency has been located at 714 N. Pleasantburg, Greenville since 2009. The current lease is at a rate of \$19.59 per square foot, and it expires on

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August 31, 2026. This lease will continue to provide support for child support and adoption services in the upstate region.

After contacting state agencies to verify no adequate State space was available, the Department of Administration solicited for commercial space for various lease terms. There was one (1) proposal received. The selected location was chosen by the Agency because the property meets all space requirements and is conveniently located within the ten outlying counties.

The requested lease term is seven (7) years and is expected to commence on or about September 1, 2026.

The rent for the first year of the term will be \$451,000.00 or \$20.50 per square foot (rounded) and includes operating costs, taxes and insurance. Beginning in year two, the rental rate shall escalate 2% annually over the term. The following chart sets forth the rent over the term.

<b><u>TERM</u></b>	<b><u>PERIOD: FROM - TO</u></b>	<b><u>MONTHLY RENT</u></b>	<b><u>ANNUAL RENT</u></b>	<b><u>RENT PER SF</u></b>
YEAR 1	9/1/2026-8/31/2027	\$37,583.33	\$451,000.00	\$20.50
YEAR 2	9/1/2027-8/31/2028	\$38,335.00	\$460,020.00	\$20.91
YEAR 3	9/1/2028-8/31/2029	\$39,101.70	\$469,220.40	\$21.33
YEAR 4	9/1/2029-8/31/2030	\$39,883.73	\$478,604.81	\$21.75
YEAR 5	9/1/2030-8/31/2031	\$40,681.41	\$488,176.90	\$22.19
YEAR 6	9/1/2031-8/31/2032	\$41,495.04	\$497,940.45	\$22.63
YEAR 7	9/1/2032-8/31/2033	\$42,324.94	\$507,899.26	\$23.09

The total rent to be paid over the lease term is \$3,352,861.82.

The following chart represents comparable lease rates of similar space in the Greenville

area:

Tenant	Location	Rent per SF
Department of Public Safety	33 Villa Road, Greenville	\$17.00*
Vacant	84 Villa Road, Greenville	\$21.50
Vacant	701 Brookfield Parkway, Greenville	\$28.50

\*Subject to annual rent increase

The lease has adequate parking on the premises. The lease also meets the State space standards with a density of approximately 172 SF per person.

The Agency has adequate funds for the lease according to a Budget Approval Form approved by the Executive Budget Office on February 2, 2026. Lease payments will be funded through federal funding and state appropriations.

No option to purchase the property is included in the lease.

The Joint Bond Review Committee reviewed and recommended approval of the lease on March 25, 2026.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority approved the seven-year lease for the South Carolina Department of Social Services Office of twenty-two thousand (22,000) square feet of office space at 714 N. Pleasantburg Drive in Greenville from North Pointe Buildings, LLC, as recommended by the Department of Administration, Facilities Management and Property Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 5.

***Division of Procurement Services: South Carolina Education Lottery (SCEL) – Approval of Contract Duration, Central Gaming System (Regular Session Item #6)***

Section 11-35-2030(5), of the SC Consolidated Procurement Code limits the maximum potential duration for any contract to seven years unless the Authority approves a longer maximum potential duration. South Carolina Education Lottery (SCEL) sought Authority approval to solicit and award a contract with a performance term after installation of equipment and conversion to the new system of up to fifteen years for a central gaming system and related software that facilitates the sale of all SCEL products. SCEL officials believe the resulting contract will encourage effective competition by allowing vendors to amortize initial equipment

and initial implementation costs (conversion costs) over a longer period of time thereby reducing the fixed monthly payments that SCEL must pay the vendor.

Mr. Loftis said that he was pleased to support the item and that he appreciated the Lottery staff for answering his questions. He noted that there is a broader trend of longer and longer contract periods, but that in this case it was justified. He said this is like a seven-year loan on a car and the State should be careful that in this time of having plenty of money, that this does not end up costing a great deal of money later. He stated that he has rarely seen a sophisticated contract with large businesses that could not outbid the State in the end with the small print. He said this is a real concern for him and he would like to meet with John White on this matter for guidance.

Upon a motion by Mr. Loftis, seconded by Representative Bannister, the Authority, under authority of SC Consolidated Procurement Code Section 11-35-2030(5), authorized the South Carolina Education Lottery (SCEL) to solicit and award a contract with a performance term of up to fifteen years for a new central gaming system and related software that facilitates the sale of all SCEL products, as recommended by the Division of Procurement Services.

Information relating to this matter has been retained in these files and is identified as Exhibit 6.

***Office of the Attorney General: Legal Settlement of Litigation Related to Captain Sams Spit (Regular Session #7)***

In 2009, Kiawah Development Partners II, the predecessor in interest of KDP II, LLC (KDP), brought a civil action against the State of South Carolina and the South Carolina Department of Health and Environmental Control (n/k/a Department of Environmental Services (DES)) in Charleston County (civil action number 2009-CP-10-02847). The litigation includes claims for unconstitutional regulatory and physical taking of property without just compensation based on the denial of a requested permit to construct an erosion control structure along the banks of the Kiawah River designed to facilitate development of land popularly known as Captain Sams Spit.

The litigation was stayed until September 2021, after rulings by the Supreme Court of South Carolina that at different times reversed three separate Administrative Law Court decisions authorizing various erosion control structures. In March 2022, the State of South

Carolina and DES filed Motions to Dismiss, which were subsequently denied in October 2022. Without the erosion control structure, the continued erosion of the bank of the Kiawah River over the 12 years of litigation before the stay was lifted (and nearly 17 years after the litigation commenced) caused the jurisdictional line on the beachfront to intersect with the critical area line on the river, thereby eliminating the original access corridor that KDP claims is necessary to facility development of Captain Sams Spit.

KDP is seeking damages in excess of \$200,000,000. In lieu of further protracted litigation and likely appeals, the parties to the litigation are desirous to settle all claims and avoid ongoing litigation expenses and mitigate the risk of an adverse judgment. The Department of Natural Resources is not a party to the litigation but is an active necessary participant in the settlement agreement. The State's contribution for settlement of the litigation is \$32,000,000 if appropriated by the General Assembly during the current legislative session.

The proposed settlement has been approved by the Office of the Attorney General, South Carolina Department of Environmental Services, and South Carolina Department of Natural Resources.

Senator Peeler asked if this settlement would resolve the matter. He asked for an explanation of what the settlement does. J. Emory Smith, Jr., with the Attorney General's Office, appeared before the Authority on this matter. Mr. Smith stated that the settlement includes settlement of two cases. He said the State along with DES are parties in a takings suit brought by developer KDP. He stated that there is a separate suit that has been brought pursuant to the development agreement against KDP by the Town of Kiawah Island, the Nature Conservancy, and the Kiawah Community Association. Mr. Smith said the settlement settles both of those cases.

Mr. Smith commented that in the takings suit brought against the State and DES the plaintiff KDP, the owner of Captain Sams, is asking for damages of \$200 million or more. He said the settlement would resolve the suit by payment from the State of \$32 million which is about 16% of the potential loss if the case is lost. He noted that the Town of Kiawah Island is contributing \$3.7 million and the Nature Conservancy is contributing \$1.3 million for a total payment of \$37 million. Mr. Smith said the payment would settle the litigation. Mr. Smith further noted that as part of the settlement there would be an acquisition by the State and DNR of

two large sections of Captain Sams. He stated that the highland portion would go to DNR and be put into a heritage trust. He said the ocean front parcel which is above mean highwater would go to the State of South Carolina. He further noted that both parcels would be under a conservation easement. He said the third parcel which is where Beach Walker Park is currently located would go to the Town of Kiawah Island.

Mr. Smith stated that they are recommending the settlement and that it resolves the pending litigation in a fair and responsible manner. Senator Peeler asked who came up with the amount of the settlement. Mr. Smith responded there was a mediation involving all of the parties including DNR, although DNR is not a named party to the lawsuit. He said there were two mediation sessions that set forth a broad outline of the agreement as to who would be responsible for paying a certain amount and who would receive a certain amount. He stated that after the mediations the parties resolved as presented through the documents before the Authority the specific terms of the settlement and the conservation easement.

Senator Peeler asked what brought the parties to this point. Mr. Smith stated that there was protracted litigation related to Captain Sams. He said the takings lawsuit was brought against the State and DES in 2009, but was stayed while permit litigation proceeded between DES and KDP. He said KDP wanted to build a revetment and a sheet pile wall to protect its property from erosion on the riverside. He said after three successive appeals KDP lost on that issue except for a small section of revetment. He said the litigation began again over the takings suit and KDP filed an amended complaint. He further stated that the State and DES moved to dismiss the lawsuit and the master-in-equity denied the motion. Mr. Smith said they have answered the amended complaint. He noted that during that process the parties started settlement discussion that led to the mediation and the terms of the settlement.

Governor McMaster stated that everyone may not know what a taking suit is. Mr. Smith said under the Fifth Amendment to the United States Constitution a person's property cannot be taken without reasonable compensation being paid. He stated KDP contends that as a result of the denial of the permits they are not able to protect their property through the revetment and the sheet pile wall the property eroded to the point where it could no longer be developed. Senator Peeler asked if the State took the property or did mother nature. Mr. Smith said that is one aspect of the case. He said there is what is called a regulatory taking which involves two aspects.

He said there is a *Lucas* taking, a United States Supreme Court case involving South Carolina property, that says if the government acts to deprive a property owner of all economically viable use of their property, then they are entitled to compensation. He stated that there is also a *Penn Central* taking that occurs when government action interferes with reasonable economic expectations of a developer or business concerning the property. He said those are the ways in which government can take property under the Constitution and be required to compensate the property owner for it. Mr. Smith also noted that there is a physical taking where the government seizes someone's land but that is not the case in this instance. He said the State contends that the only physical loss of land is because of natural erosion which cannot be a physical taking. He said the State has defended against that position vigorously. He noted that the initial round of their defenses and motions to dismiss were denied by the master-in-equity. He stated there is always uncertainty in complex litigation and the settlement resolves those uncertainties in a reasonable way for all the parties concerned.

Senator Peeler said the State is at a “Kenny Rogers moment—know when to hold them, know when to fold them.” He said, however, he does not want to throw in the towel. He asked what would happen if the Authority said no to the settlement. Mr. Smith said if the settlement does not receive the necessary approvals and funding the litigation would resume. He said the State and DES will defend the matter vigorously and not waive any defenses the State has. He noted if they lose the case damages could be \$200 million or more and the State may have to pay the plaintiff's attorney fees and expert witness costs which would be considerable. Mr. Smith added that they would have to pay the cost of outside counsel for the defending DES. He said during that time the public has no right-of-access to the highland portion of Captain Sams Spit nor does the public have a legal right to the ocean front area above mean high water. He stated the settlement would give the public the right to access the property subject to the conservation easement that they do not have now. Mr. Smith commented that the litigation would take a long time and cost a lot of money.

Governor McMaster asked Mr. Smith who said the property was worth \$200 million. Mr. Smith responded the State would contest the value if the case had to be litigated. He said under the development agreement that is under litigation, the development company had the right to build fifty (50) high-end homes on the property. He said if there is a rough estimate of \$3

million to \$4 million profit on high end homes on Kiawah Island that could potentially be \$200 million. He said the KDP contends that because of the erosion the homes are no longer buildable. He said one of the State's defenses is that KDP could have a boat-in community. He said KDP contends that the development agreement prevents them from doing so because of the Town's requirement that there be road access to the property and a road can no longer be built there. He stated that KDP contends they have lost the value of being able to put the home sites on the property and the property is no longer developable in that manner.

Representative Bannister asked if the interest would start from 2009 if KDP did get a judgment from when they filed the takings action until it is resolved and would the State owe interest. Mr. Smith said that he did not think interest would be owed until KDP got a judgment and that if they got a judgment interest might be owed. He said either party would appeal the case if they lost before the master-in-equity to the State Supreme Court and then to the United States Supreme Court. He said he did not know if interest would run during the time of appeal.

Senator Peeler raised the question of whether there was anything like this matter along the coast between the government and an individual. Mr. Smith said he is not aware of anything like this property and cannot speak to that. He said in the *Lucas* case an individual lot owner argued that because of State restrictions he could not do anything with his property. He said the property owner won on that issue because it deprived him of all economically viable use of his property. He said he is not aware of anything in scope like this case because the property is such a large tract of ocean front property.

Upon a motion by Representative Bannister, seconded by Mr. Loftis, the Authority approved, as requested by the Attorney General, and pursuant to Section 11-1-45, the settlement of Civil Action 2009-CP-10-02847 for not more than \$32,000,000 by the Attorney General (acting for the State of South Carolina), the South Carolina Department of Environmental Services, and the Department of Natural Resources, and authorized the payment for the settlement by any agency to which applicable funds are appropriated, if appropriated by the General Assembly. Governor McMaster, Mr. Loftis, Mr. Gaines, and Representative Bannister voted for the item. Senator Peeler voted against the motion.

Information relating to this matter has been retained in these files and is identified as Exhibit 7.

***University of South Carolina and Department of Administration, Facilities Management and Property Services: Not Exceeding \$58,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), of the State of South Carolina (Regular Session #8)***

The Authority was asked to approve the Change Source of Funds and Establish Phase II Full Construction Budget to comprehensively renovate and reconfigure the interior of the building and complete exterior renovations. This Phase will be funded from institution bond funds.

The Authority was further asked to adopt a resolution making provision for the issuance and sale of not exceeding \$58,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University Of South Carolina), of the State of South Carolina.

Upon a motion by Representative Bannister, seconded by Senator Peeler, the Authority adopted a resolution making provision for the issuance and sale of not exceeding \$58,000,000 of General Obligation State Institution Bonds (Issued on Behalf of the University of South Carolina), of the State of South Carolina and approved the Change Source of Funds and Establish Phase II Full Construction Budget to comprehensively renovate and reconfigure the interior of the building and complete exterior renovations.

Information relating to this matter has been retained in these files and is identified as Exhibit 8.

***State Fiscal Accountability Authority, Executive Director: Annual Report on State Housing Tax Credits (Regular Session #9)***

Section 12-6-3795(C)(4) of the South Carolina Code of Laws provides that the State Housing Finance and Development Authority must furnish no later than January 31 of each year an annual report of South Carolina housing tax credits allocated pursuant to this section, which must include for the preceding calendar year the total amount of tax credits allocated. The annual report must be furnished to the President of the Senate, the Speaker of the House of Representatives, the Chairman of the House Ways and Means Committee, the Joint Bond Review Committee, and the State Fiscal Accountability Authority. The State Housing Finance and Development Authority provided its report for calendar year 2025 on January 31, 2026.

Upon a motion by Representative Bannister, seconded by Mr. Loftis, the Authority received as information the Annual Report of State Housing Tax Credits from the State Housing Finance and Development Authority.

Information relating to this matter has been retained in these files and is identified as Exhibit 9.

***State Fiscal Accountability Authority, Insurance Reserve Fund: Insurance Rates (Regular Session #10)***

The Insurance Reserve Fund (IRF) has as its mission the provision of property and liability insurance coverage at the lowest possible cost for its insureds. The IRF has worked diligently to avoid rate increases. The last rate increase was implemented beginning July 1, 2025.

IRF has received the actuarial recommendation for a rate increase in Property, Tort Liability and Medical Professional Liability, Automobile Liability, and Automobile Physical Damage/Comprehensive and Collision.

The actuaries have determined the need for a rate increase to multiple lines as outlined on the chart below, to become effective beginning July 1, 2026.

IRF staff will be available to brief the Authority on the rate increase recommendation.

**Rate Increase Percentages For Insurance Lines**

<b>Insurance Line</b>	<b>Rate Increase %</b>
Total Property	1.9

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_ * Business Interruption (B) (optional coverage) 167%	
Auto Comprehensive & Collision ( C )	15.0
General Tort Liability (T)	12.0
Optional Pre-Paid Legal	0.0
Auto Liability (L)	40.0
School Bus Liability (S) activity buses	12.0
Professional Medical Liability (P)	10.0
Underground Storage Tank Liability (U)	0.0

Upon a motion by Mr. Loftis, seconded by Mr. Gaines, the Authority approved the recommended increases.

Information relating to this matter has been retained in these files and is identified as Exhibit 10.

***State Fiscal Accountability Authority: Future Meeting (Regular Session Item #11)***

The next regular meeting of the State Fiscal Accountability Authority will be held at 2:00 p.m. on Tuesday, June 16, 2026, in Room 252, Edgar A. Brown Building.

Upon a motion by Mr. Loftis, seconded by Senator Peeler, the Authority agreed to meet at 2:00 p.m. on Tuesday, June 16, 2026, in Room 252, Edgar A. Brown Building.

Information relating to this matter has been retained in these files and is identified as Exhibit 11.

***Adjournment***

The meeting was adjourned at 9:53 a.m.

[Secretary's Note: In compliance with Code Section 30-4-80, public notice of and the agenda for this meeting were posted on the bulletin board in the lobby of the Edgar A. Brown Office Building and near the Authority Secretary's Office at 1333 Main Street, Columbia, SC 29201 at 1:35 p.m. on Friday, March 27, 2026.]